

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Newcastle / 64

**Previous Physical Inspection:** 2002

### Sales - Improved Summary:

Number of Sales: 1040

Range of Sale Dates: 1/2001 - 12/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$118,500	\$228,300	\$346,800	\$361,100	96.0%	7.46%
<b>2003 Value</b>	\$122,800	\$236,200	\$359,000	\$361,100	99.4%	7.22%
<b>Change</b>	+\$4,300	+\$7,900	+\$12,200		+3.4%	-0.24%
<b>% Change</b>	+3.6%	+3.5%	+3.5%		+3.5%	-3.18%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.24% and -3.18% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$114,500	\$182,700	\$297,200
<b>2003 Value</b>	+\$118,600	+\$191,200	+\$309,800
<b>Percent Change</b>	+3.6%	+4.7%	+4.2%

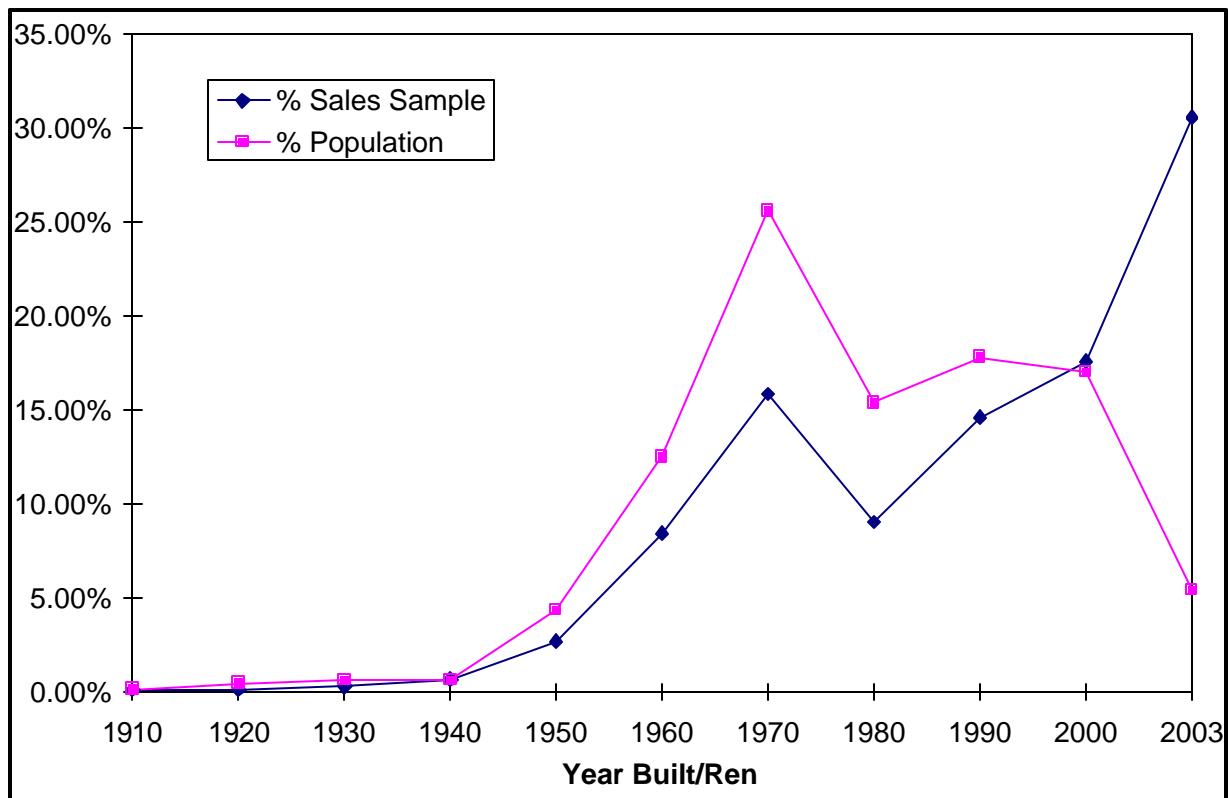
Number of one to three unit residences in the Population: 8418

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade five and six homes were found to have a lower average ratio (assessed value/sale price) than other homes in the area, the formula will adjust those properties upwards. Homes located in the plats of Rainier Crest (713552) and The Oaks (630800) have a higher ratio than average they will be adjusted downward. The Highlands at Newcastle (330396 & 330398) have a higher assessment ratio than average, they will be adjusted upward less than others in the population. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

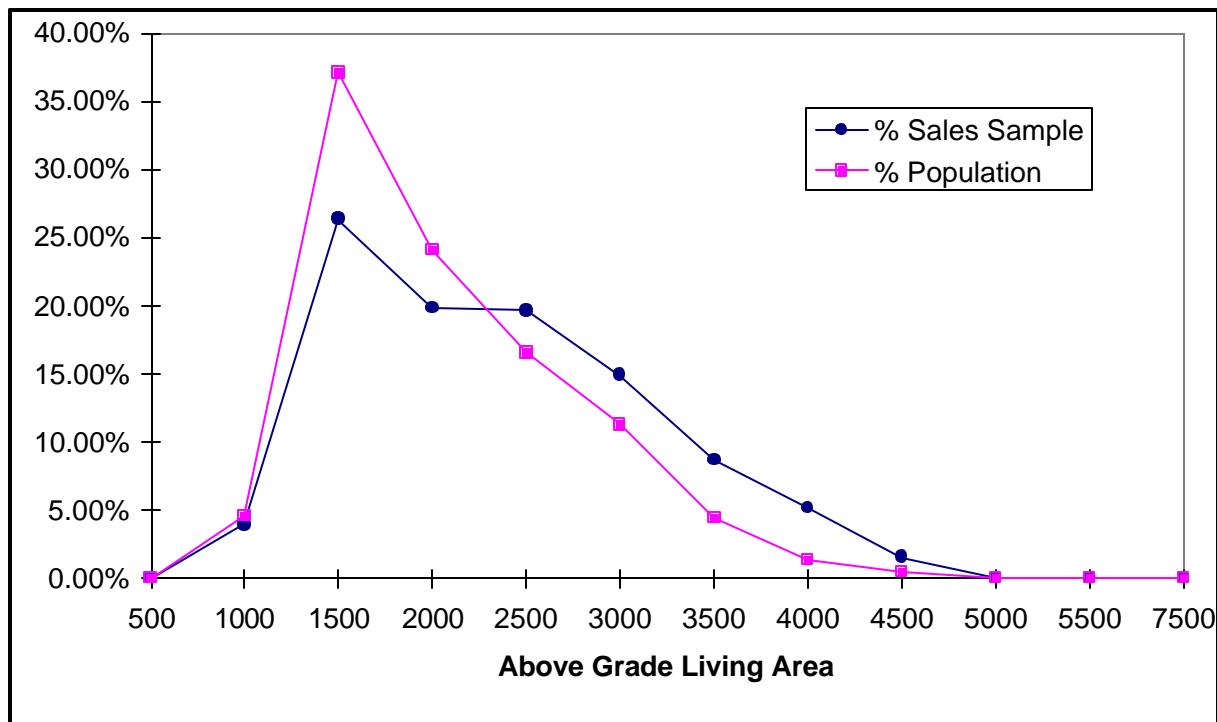
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	1	0.10%	1910	12	0.14%
1920	1	0.10%	1920	39	0.46%
1930	3	0.29%	1930	51	0.61%
1940	7	0.67%	1940	52	0.62%
1950	28	2.69%	1950	366	4.35%
1960	88	8.46%	1960	1055	12.53%
1970	165	15.87%	1970	2156	25.61%
1980	94	9.04%	1980	1296	15.40%
1990	152	14.62%	1990	1500	17.82%
2000	183	17.60%	2000	1432	17.01%
2003	318	30.58%	2003	459	5.45%
	1040			8418	



Generally, older homes are under represented in the sales sample while newer homes built from 2000 are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after being built.

### **Sales Sample Representation of Population - Above Grade Living Area**

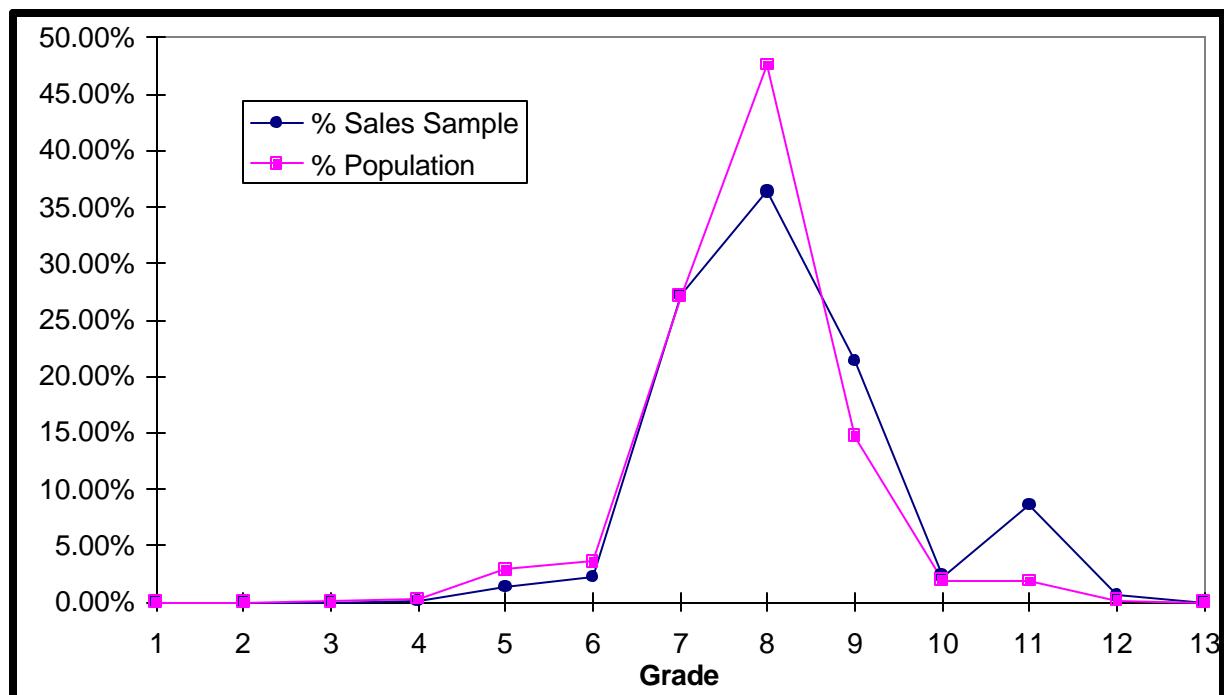
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.01%
1000	41	3.94%	1000	383	4.55%
1500	274	26.35%	1500	3125	37.12%
2000	206	19.81%	2000	2029	24.10%
2500	204	19.62%	2500	1393	16.55%
3000	155	14.90%	3000	949	11.27%
3500	90	8.65%	3500	373	4.43%
4000	54	5.19%	4000	117	1.39%
4500	16	1.54%	4500	38	0.45%
5000	0	0.00%	5000	4	0.05%
5500	0	0.00%	5500	3	0.04%
7500	0	0.00%	7500	3	0.04%
	1040			8418	



The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

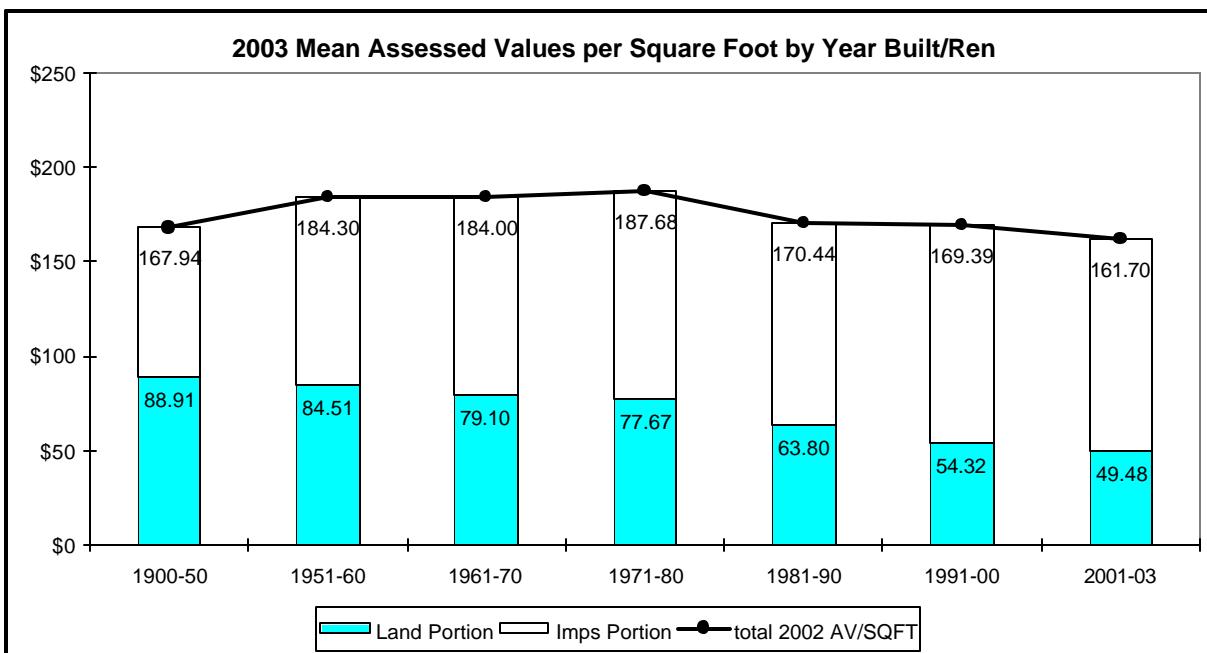
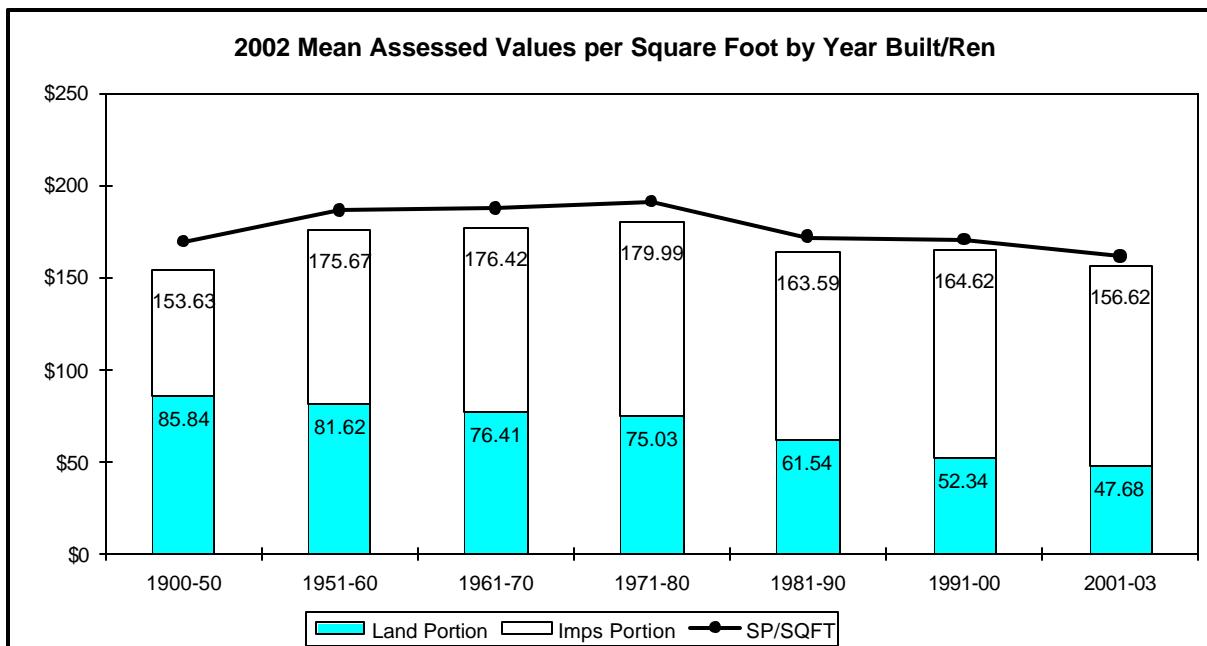
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.02%
4	1	0.10%	4	22	0.26%
5	14	1.35%	5	241	2.86%
6	23	2.21%	6	300	3.56%
7	283	27.21%	7	2282	27.11%
8	378	36.35%	8	4003	47.55%
9	222	21.35%	9	1237	14.69%
10	24	2.31%	10	163	1.94%
11	89	8.56%	11	155	1.84%
12	6	0.58%	12	13	0.15%
13	0	0.00%	13	0	0.00%
		1040			8418



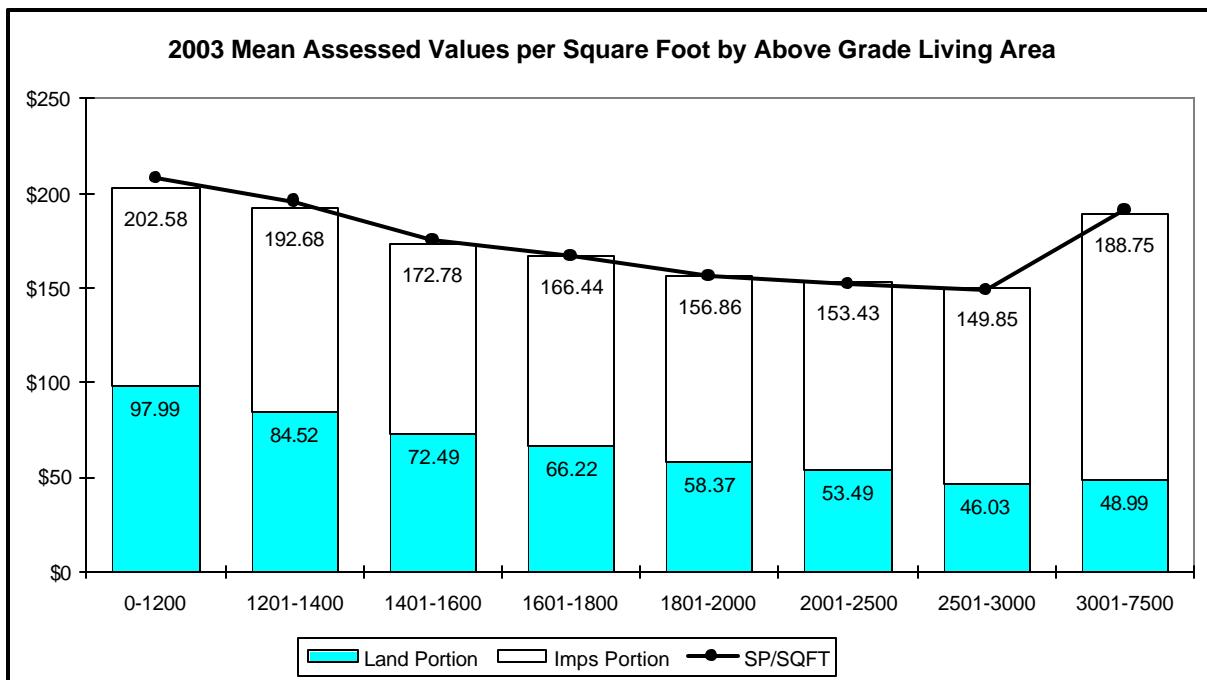
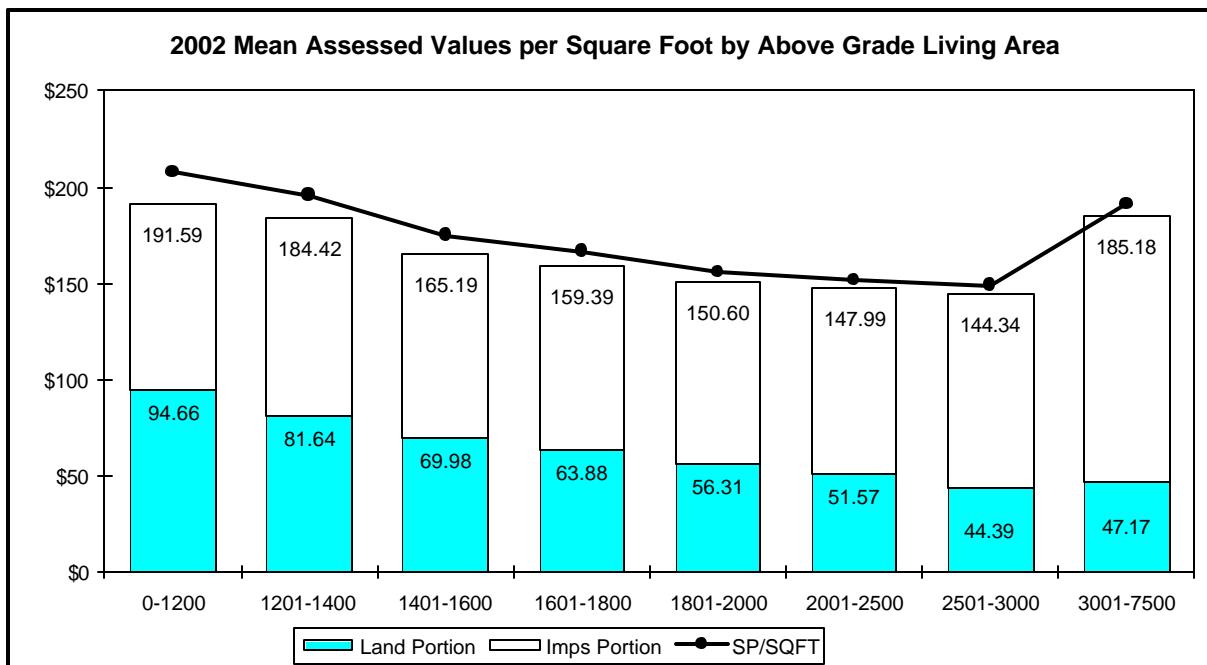
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. Grade 11 homes are over represented due to the high percentage of new home sales in this strata. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



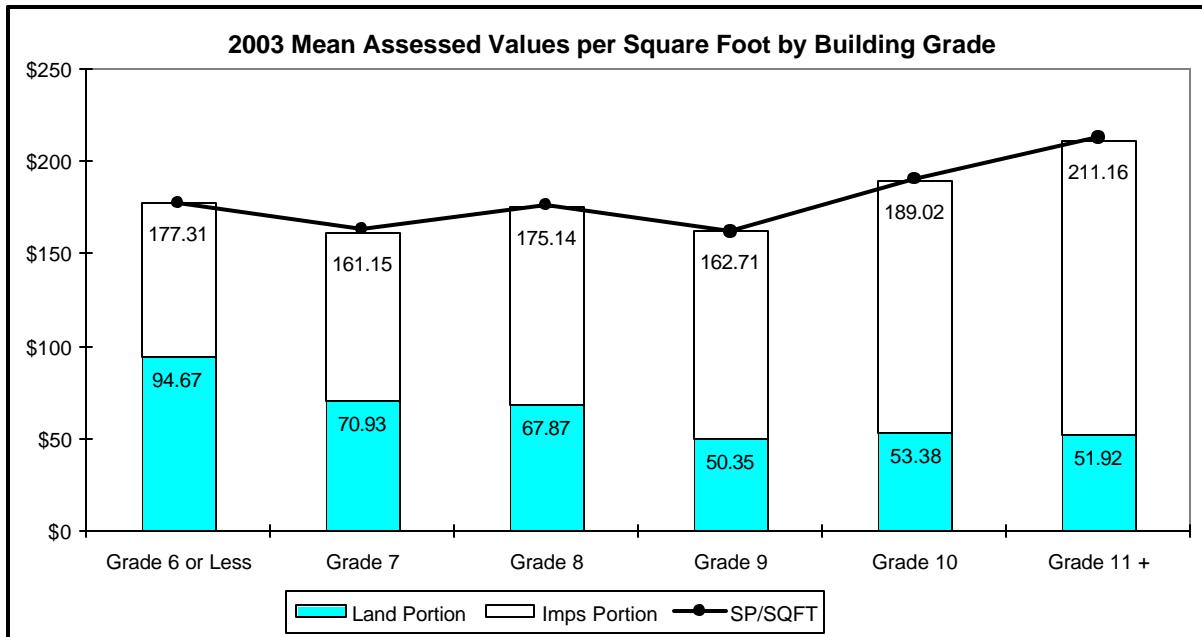
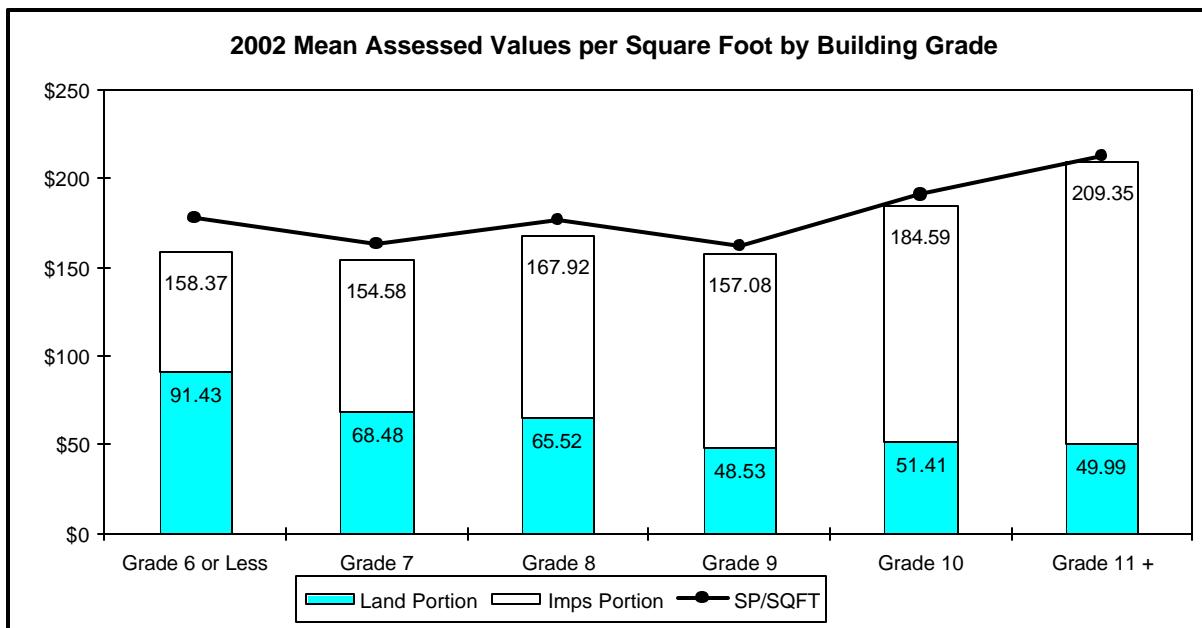
These charts clearly show an improvement in assessment level and uniformity by Year Built / Year Renovated as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the **19** usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **4%** increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times \text{1.04}, \text{with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1040** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade five and six homes were found to have a lower average ratio (assessed value/sale price) than other homes in the area, the formula will adjust those properties upwards. Homes located in the plats of Rainier Crest (713552) and The Oaks (630800) have a higher ratio than average they will be adjusted downward. The Highlands at Newcastle (330396 & 330398) have a higher assessment ratio than average, they will be adjusted upward less than others in the population. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / 0.9571792 + 0.05390169 \text{ IF Major}=713552 + 0.04702993 \text{ IF Major}=630800 + 0.03158632 \text{ IF Major}=330396 \text{ or } 330398 + -0.06833121 \text{ IF Grade}=5 \text{ or } 6.$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.035)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.035).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value \* 1.00)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.035, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 64 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.47%

<b>Grade 5 &amp; 6</b>	<b>Yes</b>
% Adjustment	8.03%
<b>Major 713552</b>	<b>Yes</b>
% Adjustment	-5.57%
<b>Major 630800</b>	<b>Yes</b>
% Adjustment	-4.89%
<b>Major 330396 &amp; 330398</b>	<b>Yes</b>
% Adjustment	-3.34%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance there are 37 sales representing 541 grade 5 and 6 parcels in the population. These properties would *approximately* receive a 12.5% upward adjustment (4.47% + 8.03%).

A house in Major 713552 would approximately receive a 1.1% downward adjustment.

A house in Major 630800 would approximately receive a .42% downward adjustment.

A house in Major 330396 & 330398 would approximately receive a 1.13% upward adjustment.

This model corrects for these strata differences.

89% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 64 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
713552	Rainier Crest	30	227	13%	NE-34-24-5	5	9 - 11	1989 thru 2001	SE 79th St and 144th Ave SE
630800	The Oaks	17	39	44 %	NE-28-24-5	5	9	1999 thru 2001	SE 69 <sup>th</sup> Way and 128th Ave SE
330396 and 330398	Highlands at Newcastle	81	130	62%	SW-34-24-5	5	11	2001 thru 2002	SE 91st St and Coal Creek Pkwy

## Area 64 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
<6	15	0.886	0.989	11.7%	0.941	1.038
6	23	0.887	0.995	12.3%	0.959	1.032
7	283	0.952	0.992	4.3%	0.984	1.001
8	378	0.952	0.993	4.3%	0.985	1.000
9	222	0.967	1.002	3.7%	0.993	1.011
10	24	0.963	0.987	2.5%	0.945	1.029
11	89	0.983	0.993	1.0%	0.981	1.004
12	6	0.969	0.966	-0.3%	0.917	1.015
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1900-1945	33	0.904	0.990	9.6%	0.959	1.022
1945-1959	77	0.941	0.987	4.8%	0.967	1.007
1960-1970	183	0.945	0.986	4.3%	0.974	0.998
1971-1980	94	0.945	0.986	4.3%	0.969	1.003
1981-1990	152	0.959	0.997	4.0%	0.986	1.009
1991-2000	183	0.966	0.992	2.7%	0.982	1.002
>2000	318	0.971	1.000	2.9%	0.993	1.006
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
Average	715	0.966	0.996	3.1%	0.991	1.001
Good	254	0.945	0.989	4.7%	0.979	0.999
Very Good	71	0.934	0.979	4.9%	0.960	0.998
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1	427	0.940	0.983	4.6%	0.975	0.991
1.5	13	0.970	1.019	5.1%	0.969	1.070
2	599	0.969	0.999	3.0%	0.994	1.004
2.5	1	1.045	1.090	4.3%	NA	NA

## Area 64 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994

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Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
600-1200	116	0.923	0.974	5.5%	0.960	0.987
1201-1600	248	0.943	0.985	4.5%	0.975	0.995
1601-2000	157	0.960	1.001	4.3%	0.989	1.012
2001-2500	204	0.975	1.011	3.7%	1.002	1.019
2501-3000	155	0.966	1.003	3.8%	0.993	1.013
3001-3800	118	0.968	0.992	2.4%	0.978	1.006
3801-4500	42	0.968	0.974	0.6%	0.957	0.991
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	964	0.960	0.995	3.6%	0.991	1.000
Y	76	0.963	0.987	2.5%	0.967	1.007
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	1040	0.961	0.994	3.5%	0.990	0.999
Y	0	0	0	0	0	0
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	24	0.948	0.997	5.1%	0.961	1.032
4	399	0.949	0.993	4.6%	0.987	1.000
5	617	0.966	0.995	3.0%	0.989	1.000
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	15	0.942	0.982	4.2%	0.963	1.002
3000-5000	61	0.990	1.019	2.9%	1.004	1.033
5001-8000	343	0.962	1.004	4.3%	0.997	1.010
8001-12000	408	0.953	0.984	3.3%	0.977	0.991
12001-16000	119	0.976	0.998	2.2%	0.984	1.012
16001-43559	77	0.956	0.992	3.9%	0.973	1.012
1AC-3AC	10	0.925	0.976	5.5%	0.909	1.042
3.01AC-10AC	7	0.949	0.996	5.0%	0.927	1.066

## Area 64 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .994

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

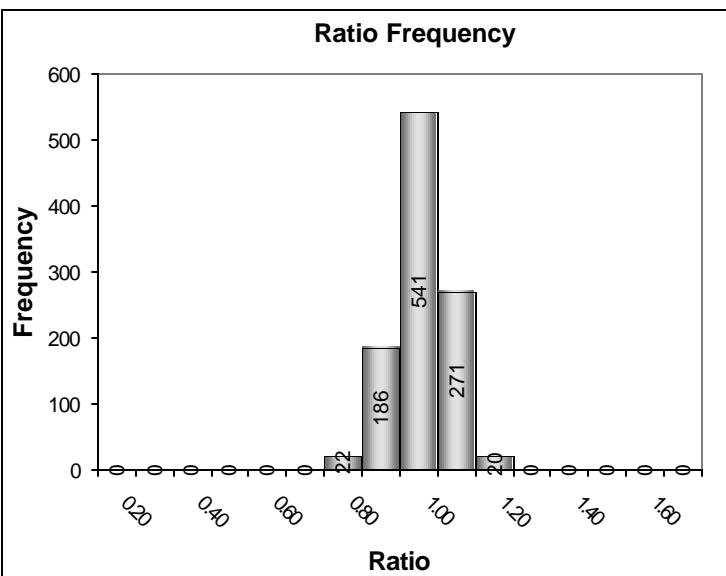
It is difficult to draw valid conclusions when the sales count is low.

Major 713552		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	1010		0.958	0.994	3.8%	0.990	0.999
Y	30		1.003	0.991	-1.2%	0.970	1.012
Major 630800		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	1023		0.960	0.994	3.6%	0.990	0.999
Y	17		1.001	0.996	-0.5%	0.965	1.027
Major 330396 or 330398		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	959		0.956	0.994	4.0%	0.989	0.999
Y	81		0.985	0.995	1.1%	0.984	1.007
Grade 5or6		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	1003		0.962	0.994	3.3%	0.990	0.999
Y	37		0.884	0.992	12.3%	0.964	1.021

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SE / Team - 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 7/8/2003	<b>Sales Dates:</b> 1/2001 - 11/2002
<b>Area</b> <b>64 - Newcastle</b>	<b>Appr ID:</b> <b>RSOW</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1040		
<b>Mean Assessed Value</b>	346,800		
<b>Mean Sales Price</b>	361,100		
<b>Standard Deviation AV</b>	166.497		
<b>Standard Deviation SP</b>	169.660		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.960		
<b>Median Ratio</b>	0.964		
<b>Weighted Mean Ratio</b>	0.960		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.747		
<b>Highest ratio:</b>	1.161		
<b>Coefficient of Dispersion</b>	5.83%		
<b>Standard Deviation</b>	0.072		
<b>Coefficient of Variation</b>	7.46%		
<b>Price Related Differential (PRD)</b>	0.999		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.959		
<i>Upper limit</i>	0.970		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.955		
<i>Upper limit</i>	0.964		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	8418		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.072		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	1040		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	492		
# ratios above mean:	548		
<i>Z:</i>	1.736		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



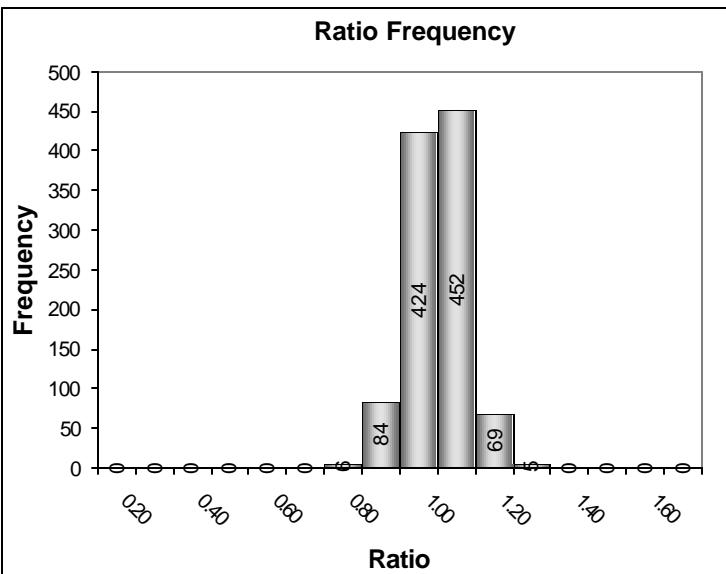
**COMMENTS:**

1 to 3 Unit Residences throughout area 64

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SE / Team - 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/8/2003	<b>Sales Dates:</b> 1/2001 - 11/2002
<b>Area</b> <b>64 - Newcastle</b>	<b>Appr ID:</b> <b>RSOW</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1040		
<b>Mean Assessed Value</b>	359,000		
<b>Mean Sales Price</b>	361,100		
<b>Standard Deviation AV</b>	165,714		
<b>Standard Deviation SP</b>	169,660		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.994		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.778		
<b>Highest ratio:</b>	1.213		
<b>Coefficient of Dispersion</b>	5.66%		
<b>Standard Deviation</b>	0.072		
<b>Coefficient of Variation</b>	7.22%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.007		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.994		
<i>Upper limit</i>	1.003		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	8418		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.072		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	1040		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	505		
# ratios above mean:	535		
<i>Z:</i>	0.930		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 64

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	522930	0070	4/12/01	185000	780	0	4	1936	3	259617	N	N	17210 SE MAY VALLEY RD
2	522990	0025	7/22/02	179000	770	0	5	1960	3	43560	N	N	10508 148TH AV SE
2	072306	9044	8/29/01	225000	1250	0	5	1987	4	139392	N	N	18321 SE MAY VALLEY RD
2	523100	0090	2/20/01	170000	970	0	6	1963	4	7200	N	N	16121 SE 113TH PL
2	540480	0010	10/25/01	188000	1220	0	6	1939	4	32868	Y	N	18412 SE 128TH ST
2	182306	9208	11/19/01	223950	1080	540	7	1978	4	15625	N	N	13318 196TH AV SE
2	072306	9058	5/21/01	260000	1130	0	7	1958	4	104108	N	N	18222 SE 128TH ST
2	522990	0180	7/12/01	175000	1160	0	7	1948	5	18000	N	N	15136 SE RENTON-ISSAQAH RD
2	522990	0169	7/19/02	190500	1200	0	7	1964	4	7200	N	N	15109 SE 107TH ST
2	072306	9110	5/22/02	234950	1610	0	7	1969	4	11250	N	N	18813 SE MAY VALLEY RD
2	522930	0075	9/16/02	279500	1660	0	7	1993	3	44000	N	N	17206 SE MAY VALLEY RD
2	072306	9086	3/29/02	299000	1760	900	7	1963	5	57063	N	N	19225 SE MAY VALLEY RD
2	522930	0130	4/16/01	231500	1850	0	7	1957	4	145490	N	N	16721 SE MAY VALLEY RD
2	522990	0146	6/11/01	330000	2880	0	7	1999	3	17050	N	N	10606 151ST AV SE
2	522990	0227	8/26/02	305000	1860	0	8	1987	3	29750	N	N	15452 SE RENTON-ISSAQAH RD
2	072306	9108	11/20/01	419000	2420	0	8	1969	5	223027	N	N	12008 188TH AV SE
2	342405	9048	5/10/01	475000	2606	0	8	1980	4	79279	N	N	14127 SE MAY VALLEY RD
2	182306	9001	1/29/02	440000	2820	0	8	1986	3	290545	N	N	12803 195TH PL SE
2	540480	0090	7/5/01	412950	2900	0	9	2001	3	29593	N	N	12717 185TH WY SE
2	072306	9031	10/7/02	585000	3140	0	9	2000	3	101930	Y	N	18610 SE 128TH ST
2	540480	0080	8/13/01	424300	3160	0	9	2001	3	34514	N	N	12725 185TH WY SE
2	540480	0030	4/9/02	528395	3410	0	9	2002	3	32447	N	N	12759 185TH WY SE
2	072306	9170	1/2/01	669000	3190	0	10	1985	3	217800	Y	N	12411 184TH AV SE
2	072306	9157	5/17/01	700000	4190	0	11	1991	3	218235	N	N	18211 SE 121ST PL
4	354230	0010	3/8/01	165000	860	0	5	1943	5	8400	N	N	2516 NE 20TH ST
4	334510	0513	8/28/02	161750	900	0	5	1934	4	15999	N	N	13025 SE 95TH WY
4	229650	0005	5/23/02	162000	980	0	5	1931	5	5148	N	N	1609 NE 28TH ST
4	722780	0240	4/1/02	165000	1440	0	5	1943	4	6750	N	N	1418 KIRKLAND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	722780	0265	4/5/02	186000	1440	0	5	1943	4	7123	N	N	1222 KIRKLAND AV NE
4	722780	1955	6/13/02	168000	1440	0	5	1943	5	7641	N	N	1730 HARRINGTON AV NE
4	722780	0070	10/17/01	148000	1440	0	5	1943	3	7731	N	N	1905 HARRINGTON AV NE
4	722780	1705	1/2/02	148000	1460	0	5	1943	5	14345	N	N	2821 NE 13TH ST
4	722780	1800	5/10/02	189900	1460	0	5	1943	5	11305	N	N	1501 INDEX AV NE
4	722780	0055	8/12/02	194950	1750	0	5	1943	4	8116	N	N	2024 HARRINGTON CIR NE
4	722780	2005	7/23/02	160000	1750	0	5	1943	4	9855	N	N	1901 HARRINGTON AV NE
4	042305	9119	3/12/01	159950	770	0	6	1948	5	7667	N	N	2201 UNION AV NE
4	042305	9147	8/29/01	149950	820	0	6	1954	4	6098	N	N	3332 NE SUNSET BL
4	334390	3366	2/27/02	174900	850	0	6	1926	4	6538	N	N	1326 KENNEWICK AV NE
4	042305	9164	8/8/01	154000	860	0	6	1943	4	7983	N	N	2633 NE 22ND ST
4	334390	3045	11/14/02	175000	860	0	6	1943	4	10810	N	N	1809 NE 27TH ST
4	042305	9136	10/2/02	205000	930	400	6	1955	3	21118	N	N	3802 NE 19TH ST
4	719350	0030	7/1/02	204000	940	0	6	1957	4	7150	N	N	1409 MONTEREY AV NE
4	042800	0070	10/18/01	168000	960	0	6	1959	4	10952	N	N	10215 128TH AV SE
4	183950	0055	8/17/01	183000	980	0	6	1948	4	7891	N	N	1500 KENNEWICK AV NE
4	334390	1362	9/27/01	167500	990	0	6	1957	3	9328	N	N	2216 NE 27TH ST
4	042800	0055	7/5/02	189000	1020	0	6	1959	5	13504	N	N	10125 128TH AV SE
4	334510	0515	8/29/02	219950	1040	0	6	1983	3	16671	N	N	13021 SE 95TH WY
4	334390	3363	12/19/01	195000	1090	0	6	1928	5	8480	Y	N	1301 KENNEWICK AV NE
4	032305	9042	7/16/02	216500	1120	0	6	1942	4	41613	N	N	10731 148TH AV SE
4	334390	1728	7/25/02	225500	1210	0	6	1943	4	6800	N	N	1324 ABERDEEN AV NE
4	042305	9073	4/29/02	173000	1310	0	6	1937	4	13072	N	N	2525 NE 22ND ST
4	516970	0129	1/26/01	195000	1360	0	6	1943	4	9357	N	N	10733 138TH AV SE
4	334390	3521	3/26/02	220000	1510	180	6	1902	5	17388	N	N	1916 JONES AV NE
4	034570	0100	10/23/02	195900	790	0	7	1981	3	9076	N	N	2101 NE 23RD ST
4	327618	0170	4/22/02	184950	900	0	7	1980	3	7279	N	N	1902 NE 19TH PL
4	778840	0105	10/26/01	189900	940	0	7	1957	5	11600	N	N	3721 NE 22ND PL
4	778840	0085	8/30/02	196647	940	0	7	1957	4	8925	N	N	13026 SE 102ND ST
4	778840	0135	7/29/02	180000	940	0	7	1957	4	8925	N	N	13013 SE 102ND ST
4	778840	0145	8/20/01	185000	940	0	7	1957	4	8925	N	N	13029 SE 102ND ST

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**Area 64**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	778900	0220	7/26/02	185000	940	0	7	1958	4	8401	N	N	3900 NE 21ST ST
4	334390	0084	2/11/02	199000	960	0	7	1959	4	7600	N	N	2417 EDMONDS AV NE
4	779100	0020	5/16/01	174900	960	0	7	1979	3	7200	N	N	1714 SHELTON AV NE
4	779100	0110	6/13/02	192500	960	0	7	1979	3	7440	N	N	1709 SHELTON AV NE
4	334390	0205	4/6/01	160000	980	0	7	1959	4	9109	N	N	2424 NE 18TH ST
4	334390	1686	6/1/01	187900	990	0	7	1986	3	7123	N	N	1516 ABERDEEN AV NE
4	334390	1812	10/22/01	183500	1000	0	7	1962	4	7226	N	N	1517 ABERDEEN AV NE
4	229650	0041	5/21/01	207000	1000	920	7	1973	4	7800	N	N	2523 JONES AV NE
4	327618	0150	6/25/02	245000	1000	400	7	1980	3	10445	N	N	1903 NE 19TH PL
4	327618	0250	1/8/02	218000	1000	400	7	1980	3	8255	N	N	1808 MONTEREY AV NE
4	042800	0210	5/31/01	182000	1000	0	7	1961	4	8160	N	N	10219 126TH AV SE
4	802955	0010	5/13/02	274950	1006	950	7	2002	3	5972	N	N	2310 MONTEREY AV NE
4	034570	0340	8/7/01	188950	1010	0	7	1981	3	7719	N	N	2314 BLAINE AV NE
4	042800	0110	9/4/02	207950	1030	0	7	1962	5	8970	N	N	10204 126TH AV SE
4	042800	0140	6/19/01	172000	1040	0	7	1961	5	8970	N	N	10314 126TH AV SE
4	032305	9098	9/23/02	220000	1040	490	7	1979	3	8276	N	N	2414 UNION AV NE
4	221600	0020	12/10/01	189999	1040	0	7	1968	4	9945	N	N	4618 NE 23RD ST
4	225320	0060	2/22/01	189500	1050	0	7	1958	4	9532	N	N	2012 DAYTON AV NE
4	278770	0370	10/16/02	250000	1050	490	7	1968	3	7206	N	N	1832 ANACORTES AV NE
4	042305	9149	12/10/01	219950	1060	1060	7	1962	4	8500	N	N	2616 NE 22ND ST
4	334390	3560	9/10/02	247000	1060	680	7	1950	3	18600	N	N	1700 NE 20TH ST
4	516970	0134	4/1/02	177500	1070	0	7	1977	4	9240	N	N	13603 SE 107TH ST
4	920250	0230	6/6/02	245000	1080	600	7	1984	3	7238	N	N	2728 NE 23RD PL
4	920250	0270	3/20/01	222000	1080	600	7	1983	3	7061	N	N	2704 NE 23RD PL
4	334390	1335	7/16/02	265000	1090	1090	7	1985	3	9261	N	N	2201 NE 27TH ST
4	042800	0165	2/26/01	180750	1110	0	7	1964	4	9090	N	N	10020 126TH AV SE
4	327618	0180	3/27/01	209950	1110	0	7	1981	4	7279	N	N	1908 NE 19TH PL
4	034570	0010	1/28/02	189500	1120	0	7	1981	3	7405	N	N	2315 BLAINE AV NE
4	334510	0342	5/17/02	240000	1130	240	7	1981	3	14940	N	N	9528 125TH PL SE
4	523000	0120	9/26/01	218000	1140	830	7	1960	5	15048	N	N	10228 147TH AV SE
4	802955	0130	4/19/02	254950	1140	540	7	2002	3	4501	N	N	2212 KENNEWICK PL NE

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**Area 64**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	802955	0170	5/6/02	249950	1140	540	7	2002	3	4578	N	N	2213 KENNEWICK PL NE
4	183950	0060	11/22/02	183000	1150	0	7	1948	4	9450	N	N	1424 KENNEWICK AV NE
4	344950	0020	6/25/02	199000	1150	620	7	1959	3	7520	N	N	3400 NE 17TH PL
4	754100	0120	8/27/01	235265	1150	900	7	1963	4	6400	N	N	2533 FERNDALE AV NE
4	133270	0160	7/30/02	225000	1160	790	7	1979	4	1968	N	N	2928 KENNEWICK PL NE
4	034570	0030	8/2/01	235000	1160	500	7	1981	3	7338	N	N	2307 BLAINE AV NE
4	278770	0270	6/7/01	209500	1160	550	7	1968	5	8459	N	N	4403 NE 18TH CT
4	133270	0100	5/1/01	204950	1160	790	7	1979	4	1968	N	N	2940 KENNEWICK PL NE
4	920250	0050	3/26/01	199050	1170	0	7	1984	3	9360	N	N	2603 NE 23RD PL
4	278772	1030	8/7/02	250000	1170	730	7	1973	4	7932	N	N	2005 VASHON AV NE
4	278770	0950	5/28/02	218000	1170	460	7	1969	4	7897	N	N	4301 NE 19TH ST
4	278770	0190	11/12/02	228950	1180	450	7	1968	3	7575	N	N	4432 NE 17TH ST
4	278770	0190	8/29/02	181000	1180	450	7	1968	3	7575	N	N	4432 NE 17TH ST
4	278772	1110	2/28/02	235000	1180	800	7	1976	4	7210	N	N	4319 NE 20TH ST
4	229650	0045	6/12/01	249950	1180	570	7	1968	3	45080	N	N	2511 JONES AV NE
4	683870	0140	6/27/02	233000	1180	400	7	1993	3	7201	N	N	2007 ABERDEEN PL NE
4	278773	0080	4/22/02	250000	1180	600	7	1975	3	8331	N	N	4218 NE 24TH ST
4	133270	0230	7/19/01	250000	1190	920	7	1979	5	2636	N	N	2914 KENNEWICK PL NE
4	778840	0150	3/11/02	175000	1190	0	7	1957	3	8925	N	N	13039 SE 102ND ST
4	334390	1884	8/9/02	200000	1200	0	7	1943	5	19228	N	N	1801 ABERDEEN AV NE
4	334390	1104	4/25/02	221000	1200	570	7	1972	3	8580	N	N	2305 NE 13TH PL
4	354230	0075	6/27/02	200000	1210	720	7	1963	4	10355	N	N	2640 NE 20TH ST
4	278770	0060	9/23/02	247450	1210	600	7	1968	5	7210	N	N	4209 NE 17TH ST
4	278770	0720	5/21/01	220000	1210	600	7	1968	4	7200	N	N	1809 WHITMAN AV NE
4	225320	0010	10/11/01	205000	1210	600	7	1959	4	9537	N	N	2125 EDMONDS AV NE
4	034570	0330	7/23/01	219000	1220	0	7	1981	4	7719	N	N	2308 BLAINE AV NE
4	248241	0070	8/29/02	265500	1240	530	7	1978	4	8143	N	N	4615 NE 22ND PL
4	778840	0005	6/3/02	215000	1240	0	7	1954	5	9240	N	N	13002 SE 101ST ST
4	778900	0085	7/11/02	165000	1240	0	7	1958	4	8400	N	N	3908 NE 22ND ST
4	778900	0145	10/18/01	191500	1250	0	7	1958	5	8400	N	N	3907 NE 22ND ST
4	042305	9249	4/23/01	204000	1250	0	7	1977	4	7637	N	N	2807 NE 21ST ST

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**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	778840	0110	10/11/02	214000	1250	0	7	1957	4	12400	N	N	12843 SE 102ND ST
4	334390	0704	10/15/01	171000	1260	0	7	1943	4	8640	N	N	2315 NE 27TH ST
4	344950	0010	3/27/02	188500	1270	0	7	1958	4	7520	N	N	3316 NE 17TH PL
4	344950	0010	8/20/01	185000	1270	0	7	1958	4	7520	N	N	3316 NE 17TH PL
4	754100	0070	5/10/02	220000	1280	450	7	1963	4	6176	N	N	2532 FERNDALE AV NE
4	334390	2006	5/25/01	275000	1290	640	7	1962	5	17132	N	N	2517 ABERDEEN AV NE
4	688220	0070	11/12/02	215000	1290	0	7	1968	4	7879	N	N	1716 CAMAS AV NE
4	778840	0095	4/2/02	209950	1290	0	7	1957	5	9450	N	N	10116 130TH AV SE
4	032305	9100	6/18/01	171650	1290	0	7	1956	4	12632	N	N	4135 NE 15TH ST
4	042800	0155	4/18/02	225000	1290	0	7	1962	4	10034	N	N	10004 126TH AV SE
4	042810	0580	9/30/02	260000	1300	670	7	1979	4	10800	N	N	10318 125TH AV SE
4	272000	0130	9/4/01	195000	1300	0	7	1959	4	7599	N	N	2416 DAYTON AV NE
4	334390	1231	8/9/01	225000	1300	630	7	1963	4	8164	N	N	1809 BLAINE AV NE
4	815582	0030	3/13/02	244000	1310	260	7	1990	3	7203	N	N	1408 CAMAS AV NE
4	278770	0210	11/20/02	224000	1330	800	7	1968	4	7111	N	N	4418 NE 17TH ST
4	334390	3161	2/26/02	192600	1330	0	7	1924	4	7200	N	N	1801 NE 24TH ST
4	278770	0510	5/17/01	215000	1340	780	7	1968	3	7420	N	N	4232 NE 17TH ST
4	920250	0120	11/27/01	255000	1340	480	7	1983	3	9023	N	N	2713 NE 23RD PL
4	606140	0060	6/15/01	220001	1370	0	7	1968	4	9675	N	N	14019 SE 100TH PL
4	334510	0497	7/3/01	216000	1370	0	7	1942	3	35615	N	N	12932 SE 95TH WY
4	019210	0120	8/16/02	202500	1380	0	7	1969	3	7207	N	N	2729 NE 24TH ST
4	278770	0900	11/21/01	254950	1380	800	7	1969	4	8151	N	N	4229 NE 19TH ST
4	932012	0070	6/3/02	272000	1388	352	7	1996	3	14502	N	N	1151 MONTEREY AV NE
4	278773	0090	11/21/02	240750	1390	510	7	1975	4	8326	N	N	4214 NE 24TH ST
4	278772	0680	3/14/02	225000	1390	630	7	1977	4	8682	N	N	2114 WHITMAN AV NE
4	334390	3562	3/14/02	255900	1400	870	7	1967	4	12260	N	N	2004 JONES AV NE
4	683870	0020	6/25/01	220000	1400	0	7	1993	3	7205	N	N	2111 ABERDEEN PL NE
4	920250	0300	11/15/02	230000	1410	0	7	1984	3	7154	N	N	2608 NE 23RD PL
4	221600	0050	11/21/02	232000	1410	0	7	1968	5	9945	N	N	4600 NE 23RD ST
4	278772	1000	4/25/01	229800	1410	980	7	1973	4	7875	N	N	2015 VASHON AV NE
4	683870	0110	5/25/01	229500	1430	0	7	1993	3	7201	N	N	2008 ABERDEEN PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	778900	0160	10/25/01	167000	1430	0	7	1958	4	8400	N	N	3815 NE 22ND ST
4	082305	9001	2/18/02	270000	1430	710	7	1946	5	10952	N	N	1164 ABERDEEN AV NE
4	382350	0030	12/11/01	213400	1430	0	7	1976	3	7216	N	N	2602 CAMAS AV NE
4	230920	0150	12/11/01	216950	1450	0	7	2001	3	3000	N	N	2428 NE 13TH ST
4	230920	0160	2/6/02	224254	1450	0	7	2001	3	3000	N	N	2432 NE 13TH ST
4	230920	0170	7/20/01	217000	1450	0	7	2001	3	4000	N	N	2436 NE 13TH ST
4	278770	0470	2/4/02	199050	1460	0	7	1969	3	7195	N	N	1711 ANACORTES AV NE
4	815582	0110	1/29/02	235000	1460	0	7	1990	3	7203	N	N	1407 CAMAS AV NE
4	334390	0086	3/12/02	220400	1460	0	7	1959	4	9576	N	N	2425 NE 25TH ST
4	722780	0001	6/20/02	234000	1460	0	7	2002	3	3480	N	N	2018 HARRINGTON PL NE
4	230920	0140	11/5/01	208660	1470	0	7	2001	3	3032	N	N	2424 NE 13th St
4	334390	1885	9/27/02	234740	1480	540	7	1939	4	20066	N	N	1901 ABERDEEN AV NE
4	334390	1247	3/19/02	217000	1490	0	7	1973	4	13750	N	N	2024 BLAINE AV NE
4	109130	0040	6/27/01	235950	1490	0	7	2001	3	5194	N	N	4717 NE 18TH ST
4	109130	0070	6/25/01	239950	1490	0	7	2001	3	5070	N	N	1800 ELMA AV NE
4	042305	9191	1/23/02	184450	1500	0	7	1958	4	9147	N	N	1601 NEWPORT AV NE
4	334390	2158	8/29/01	207000	1510	760	7	1963	4	8970	N	N	2001 NE 27TH ST
4	032305	9099	9/20/01	222000	1520	0	7	1962	4	10454	N	N	4101 NE 25TH PL
4	932012	0010	5/4/01	238950	1520	0	7	1996	3	15159	N	N	1180 MONTEREY AV NE
4	032305	9076	9/24/02	249950	1530	0	7	1996	3	11127	N	N	5024 NE SUNSET BL
4	230920	0080	8/14/02	239500	1540	0	7	2002	3	3000	N	N	1213 DAYTON PL NE
4	230920	0070	7/16/01	230050	1540	0	7	2001	3	3000	N	N	1209 DAYTON PL NE
4	884800	0080	5/10/01	300000	1550	1550	7	2000	3	10768	N	N	2709 JONES AV NE
4	722780	1481	9/17/01	175000	1550	0	7	1966	5	7088	N	N	1519 KIRKLAND AV NE
4	230920	0030	9/21/01	232574	1560	0	7	2001	3	3449	N	N	1222 DAYTON PL NE
4	230920	0040	9/4/02	226000	1560	0	7	2001	3	3002	N	N	1218 DAYTON PL NE
4	230920	0060	1/30/02	224000	1560	0	7	2001	3	3536	N	N	1204 DAYTON PL NE
4	334510	0343	4/26/02	206000	1560	0	7	1980	3	12350	N	N	9529 126TH PL SE
4	722780	0005	6/25/01	229950	1560	0	7	2001	3	3717	N	N	2005 HARRINGTON CIR NE
4	230920	0050	4/22/02	227850	1560	0	7	2002	3	3003	N	N	1210 DAYTON PL NE
4	778840	0125	7/24/02	190000	1570	0	7	1957	4	10020	N	N	12865 SE 102ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	345000	0080	1/24/02	215000	1610	0	7	1967	4	9064	N	N	13604 SE 107TH PL
4	278772	1050	5/22/01	227000	1620	0	7	1973	3	8645	N	N	4203 NE 20TH ST
4	334390	0244	4/20/01	207000	1650	360	7	1990	3	10818	N	N	1717 EDMONDS AV NE
4	917280	0150	2/1/01	221000	1650	0	7	1994	3	7209	N	N	2007 CAMAS AV NE
4	815582	0090	12/31/01	250000	1670	0	7	1990	3	7203	N	N	1419 CAMAS AV NE
4	334390	1330	5/13/02	249000	1690	0	7	1985	3	9294	N	N	2121 NE 27TH ST
4	332740	0100	7/18/01	223000	1720	0	7	1968	4	7557	N	N	1304 DAYTON AV NE
4	815583	0010	8/23/02	259900	1720	0	7	1995	3	7249	N	N	1337 BLAINE AV NE
4	815583	0020	8/28/01	260000	1720	0	7	1995	3	7202	N	N	1331 BLAINE AV NE
4	880920	0050	9/16/02	259950	1760	0	7	2002	3	7955	N	N	2582 UNION AV NE
4	329545	0070	6/22/01	256500	1760	0	7	2000	3	4503	N	N	1627 MONROE AV NE
4	802955	0040	1/2/02	260000	1770	0	7	2001	3	5088	N	N	1947 NE 23RD ST
4	802955	0050	1/18/02	259950	1770	0	7	2001	3	4838	N	N	1941 NE 23RD ST
4	802955	0060	11/6/01	259950	1770	0	7	2001	3	5677	N	N	1935 NE 23RD ST
4	802955	0180	12/10/01	265950	1770	0	7	2001	3	4616	N	N	2219 KENNEWICK PL NE
4	802955	0200	1/2/02	259950	1770	0	7	2001	3	5326	N	N	2231 KENNEWICK PL NE
4	802955	0240	2/27/02	258000	1770	0	7	2001	3	5190	N	N	1920 NE 23RD ST
4	802955	0250	1/9/02	259950	1770	0	7	2001	3	5907	N	N	1926 NE 23RD ST
4	802955	0270	11/19/01	263950	1770	0	7	2001	3	5110	N	N	1921 NE 24TH ST
4	802955	0280	11/30/01	254950	1770	0	7	2001	3	6069	N	N	1927 24TH ST NE
4	802955	0210	4/8/02	299950	1770	950	7	2001	3	5371	N	N	2237 KENNEWICK PL NE
4	802955	0220	12/16/01	309950	1770	950	7	2001	3	7734	N	N	2243 KENNEWICK PL NE
4	334390	3445	6/7/01	229500	1780	0	7	1955	4	15112	N	N	1504 JONES AV NE
4	329545	0060	5/22/02	255000	1780	0	7	2000	3	4552	N	N	1633 MONROE AV NE
4	516970	0146	11/18/02	205000	1790	0	7	1959	4	11380	N	N	1809 DUVALL AV NE
4	109130	0010	6/20/01	255500	1810	0	7	2001	3	6202	N	N	4703 NE 18TH ST
4	109130	0020	6/11/01	249950	1810	0	7	2001	3	6195	N	N	4709 NE 18TH ST
4	109130	0050	7/6/01	252950	1810	0	7	2001	3	6680	N	N	4805 NE 18TH ST
4	109130	0060	7/10/01	249950	1810	0	7	2001	3	6580	N	N	4809 NE 18TH ST
4	109130	0090	6/22/01	247950	1810	0	7	2001	3	6036	N	N	1812 ELMA AV NE
4	109130	0100	6/8/01	255924	1810	0	7	2001	3	6036	N	N	1818 ELMA AV NE

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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	109130	0110	6/6/01	249950	1810	0	7	2001	3	7185	N	N	1805 ELMA AV NE
4	032305	9094	11/1/02	225000	1860	0	7	1952	4	17424	N	N	4205 NE 19TH ST
4	802955	0030	5/8/02	268000	1930	0	7	2002	3	5367	N	N	1953 MONTEREY AV NE
4	802955	0100	1/7/02	277950	1950	0	7	2001	3	5200	N	N	2230 KENNEWICK PL NE
4	802955	0190	12/18/01	274950	1950	0	7	2001	3	5312	N	N	2225 KENNEWICK PL NE
4	802955	0080	1/25/02	274950	1950	0	7	2001	3	5176	N	N	1923 NE 23RD ST
4	042305	9216	2/21/01	248450	1970	0	7	1990	3	28378	N	N	2720 NE 21ST ST
4	109131	0020	2/27/02	274950	2014	0	7	2002	3	7714	N	N	4717 NE 19TH ST
4	188764	0260	7/10/02	270930	2030	0	7	2002	3	4916	N	N	2003 QUEEN AV NE
4	188764	0010	7/1/02	269950	2035	0	7	2002	3	5381	N	N	2015 REDMOND AV NE
4	188764	0100	2/25/02	262950	2035	0	7	2002	3	4879	N	N	1905 REDMOND AV NE
4	188764	0280	4/1/02	267950	2035	0	7	2002	3	4528	N	N	1927 QUEEN AV NE
4	188764	0290	4/8/02	268450	2035	0	7	2002	3	8481	N	N	1921 QUEEN AV NE
4	188764	0060	4/23/02	262950	2035	0	7	2001	3	4988	N	N	1923 REDMOND AV NE
4	188764	0080	4/16/02	262950	2035	0	7	2001	3	5055	N	N	1915 REDMOND AV NE
4	188764	0040	3/15/02	262950	2039	0	7	2002	3	4915	N	N	2003 REDMOND AV NE
4	032305	9299	4/24/01	262000	2050	0	7	2001	3	7416	N	N	4700 NE 23RD ST
4	032305	9301	4/21/01	262900	2060	0	7	2001	3	5219	N	N	4712 NE 23RD ST
4	042305	9358	6/7/02	279900	2092	0	7	2002	3	6599	N	N	2207 UNION AV NE
4	032305	9083	4/19/01	266900	2180	0	7	2001	3	7236	N	N	4701 NE 23RD ST
4	334390	1521	7/26/02	231450	2180	0	7	1943	3	12632	N	N	2125 NE 24TH ST
4	032305	9302	4/20/01	268900	2210	0	7	2001	3	5140	N	N	4707 NE 23RD ST
4	032305	9300	4/13/01	268900	2210	0	7	2000	3	5219	N	N	4706 NE 23RD ST
4	802955	0150	1/10/02	289950	2250	0	7	2001	3	5277	N	N	2200 KENNEWICK PL NE
4	802955	0230	11/27/01	289950	2250	0	7	2001	3	5771	N	N	1914 23RD ST NE
4	802955	0120	11/20/01	289950	2260	0	7	2001	3	4505	N	N	2218 KENNEWICK PL NE
4	802955	0160	1/2/02	300000	2280	0	7	2001	4	7568	N	N	2207 KENNEWICK PL NE
4	109130	0120	5/30/01	307110	2290	0	7	2001	3	10610	N	N	1815 ELMA AV NE
4	802955	0020	12/6/01	294950	2300	0	7	2001	3	6087	N	N	2304 MONTEREY AV NE
4	802955	0140	11/29/01	294950	2300	0	7	2001	3	7105	N	N	2206 KENNEWICK PL NE
4	802955	0260	1/11/02	294950	2300	0	7	2001	3	5554	N	N	1915 NE 24TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	802955	0090	4/15/02	294950	2370	0	7	2001	3	5655	N	N	2236 KENNEWICK PL NE
4	188764	0180	5/15/02	300789	2390	0	7	2002	3	6015	N	N	1924 QUEEN AV NE
4	109130	0030	6/28/01	289950	2400	0	7	2001	3	6229	N	N	4711 NE 18TH ST
4	109130	0080	8/9/01	294950	2400	0	7	2001	3	5727	N	N	1806 ELMA AV NE
4	802955	0070	11/16/01	299950	2420	0	7	2001	3	5245	N	N	1929 NE 23RD ST
4	802955	0110	11/28/01	304950	2420	0	7	2001	3	5195	N	N	2224 KENNEWICK PL NE
4	334390	0202	9/10/01	277000	2430	0	7	1991	3	13172	N	N	1825 EDMONDS AV NE
4	188764	0020	5/10/02	284950	2470	0	7	2002	3	4760	N	N	2011 REDMOND AV NE
4	188764	0270	4/26/02	322584	2470	0	7	2002	3	4660	N	N	2001 QUEEN AV NE
4	188764	0110	4/8/02	338950	2480	0	7	2002	3	5111	N	N	1901 REDMOND AV NE
4	188764	0220	6/13/02	290200	2490	0	7	2002	3	5520	N	N	2014 QUEEN AV NE
4	188764	0160	10/17/02	290000	2520	0	7	2002	3	8124	N	N	1912 QUEEN AV NE
4	188764	0050	5/29/02	293163	2530	0	7	2002	3	4916	N	N	1927 REDMOND AV NE
4	188764	0250	7/3/02	319910	2530	0	7	2002	3	4916	N	N	2017 QUEEN AV NE
4	042305	9152	10/17/02	284000	2550	0	7	1995	3	15990	N	N	2601 FERNDALE PL NE
4	188764	0240	2/4/02	309717	2550	0	7	2002	3	5260	N	N	2019 QUEEN AV NE
4	188764	0120	6/10/02	340862	2640	0	7	2002	3	5922	N	N	3718 NE 19TH ST
4	188764	0140	3/11/02	312717	2640	0	7	2002	3	7335	N	N	3706 NE 19TH ST
4	188764	0170	1/8/02	319580	2640	0	7	2002	3	6936	N	N	1918 QUEEN AV NE
4	188764	0130	6/24/02	314950	2660	0	7	2002	3	5917	N	N	3712 NE 19TH ST
4	188764	0190	2/20/02	303200	2660	0	7	2002	3	5494	N	N	1930 QUEEN AV NE
4	188764	0200	3/20/02	303200	2660	0	7	2002	3	5520	N	N	2002 QUEEN AV NE
4	188764	0210	2/11/02	320830	2660	0	7	2002	3	5520	N	N	2008 QUEEN AV NE
4	188764	0230	5/24/02	322101	2670	0	7	2002	3	5912	N	N	2020 QUEEN AV NE
4	188764	0090	4/3/02	289950	2701	0	7	2002	3	5017	N	N	1909 REDMOND AV NE
4	188764	0030	7/26/02	289950	2705	0	7	2002	3	4761	N	N	2007 REDMOND AV NE
4	662591	0040	2/20/01	240000	1310	460	8	1977	3	10200	N	N	9615 123RD AV SE
4	807903	0290	10/3/01	312000	1340	760	8	1993	3	9145	N	N	4906 NE 19TH CT
4	723090	0140	4/18/02	250000	1370	600	8	1979	3	7644	N	N	1500 DAYTON CT NE
4	535820	0020	7/11/01	190000	1390	0	8	1962	4	7400	N	N	2517 NE 18TH ST
4	929200	0350	3/20/02	191000	1400	0	8	1968	4	14433	N	N	9908 126TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	334390	3639	3/17/01	229500	1400	0	8	1977	4	9305	N	N	2518 JONES AV NE
4	807901	0180	5/6/02	295000	1410	470	8	1989	3	8504	N	N	5120 ILWACO AV NE
4	807900	0320	5/13/02	274900	1420	460	8	1987	3	7950	N	N	2214 ELMA AV NE
4	535830	0090	4/25/02	254000	1430	620	8	1967	4	7220	N	N	2601 NE 19TH ST
4	042305	9030	6/7/01	205000	1450	0	8	1968	4	41382	N	N	3709 NE 19TH ST
4	929200	0280	2/8/02	270000	1460	1340	8	1977	4	16700	N	N	12438 SE 98TH ST
4	183950	0080	3/26/02	264950	1480	420	8	1968	4	9450	N	N	1425 LINCOLN AV NE
4	344920	0040	4/17/01	254992	1490	0	8	2001	3	4840	N	N	2633 NE 25TH ST
4	032305	9164	1/15/01	324950	1490	1490	8	1963	5	72309	N	N	9630 COAL CREEK PW SE
4	723090	0010	8/26/01	255000	1510	750	8	1979	4	8617	N	N	1519 DAYTON CT NE
4	947750	0130	10/30/02	239000	1540	0	8	1980	3	8260	N	N	4108 NE 22ND PL
4	807901	0090	1/29/02	335500	1580	1180	8	1989	3	9046	Y	N	2210 ILWACO AV NE
4	723090	0100	9/6/02	212822	1590	0	8	1979	3	11454	N	N	1408 DAYTON CT NE
4	807901	0610	11/27/01	280000	1690	590	8	1989	3	7214	N	N	2059 HOQUIAM CT NE
4	388832	0140	5/24/01	244400	1730	0	8	2001	3	5512	N	N	3137 NE 20TH PL
4	807900	0130	8/16/02	255000	1750	0	8	1987	3	7237	N	N	4909 NE 21ST ST
4	042305	9353	4/18/02	261000	1760	0	8	2001	3	12475	N	N	2624 FERNDALE CT NE
4	334390	3529	8/8/01	259000	1760	0	8	1981	3	8965	N	N	1703 NE 20TH ST
4	334450	0076	11/25/02	260500	1780	0	8	1979	3	8505	N	N	1513 JONES AV NE
4	807904	0330	8/27/02	309950	1780	0	8	1992	3	8621	N	N	5205 NE 16TH ST
4	807903	0350	3/26/01	329000	1780	640	8	1993	3	9592	N	N	4905 NE 19TH CT
4	334210	3368	4/15/02	306056	1848	431	8	2002	3	4711	N	N	1801 NE 29TH ST
4	395650	0090	3/7/02	300000	1850	0	8	1996	3	6225	N	N	2012 NE 28TH PL
4	395650	0050	4/16/01	324950	1850	0	8	1996	3	6848	N	N	2001 NE 28TH PL
4	662591	0020	10/4/02	284950	1860	400	8	1977	3	9633	N	N	9626 122ND AV SE
4	807904	0140	5/24/02	305000	1860	0	8	1994	3	11122	N	N	1601 HOQUIAM PL NE
4	042305	9357	6/11/02	274000	1870	0	8	2001	3	5300	N	N	2602 FERNDALE CT NE
4	334390	1647	5/30/02	279950	1870	0	8	1999	3	8438	N	N	2115 NE 17TH ST
4	807903	0370	8/16/02	318500	1870	0	8	1991	3	11371	N	N	1815 FIELD AV NE
4	334450	0092	11/17/01	350000	1870	1870	8	1959	5	15560	Y	N	1633 JONES AV NE
4	723090	0030	4/11/01	220000	1880	0	8	1979	4	7605	N	N	1507 DAYTON CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	334390	3638	6/10/02	316500	1890	920	8	1976	3	9375	N	N	2532 JONES AV NE
4	032305	9008	8/10/01	275000	1920	0	8	2001	3	6972	N	N	2018 DUVALL AV NE
4	032305	9303	10/11/01	274950	1920	0	8	2001	3	5197	N	N	2024 DUVALL AV NE
4	334390	1650	9/17/02	268000	1940	0	8	1999	3	5142	N	N	2133 NE 17TH ST
4	807900	0430	2/15/01	250000	1940	0	8	1987	3	7208	N	N	4928 NE 23RD ST
4	334390	1653	4/8/02	272000	1960	0	8	2001	3	5858	N	N	2107 NE 17TH CT
4	722780	0002	1/28/02	220000	1980	0	8	2001	3	4876	N	N	2016 HARRINGTON PL NE
4	032305	9304	9/4/01	285000	1980	0	8	2001	3	5403	N	N	2030 DUVALL AV NE
4	388832	0070	4/24/01	259000	2000	0	8	2001	3	6019	N	N	3133 NE 19TH PL
4	388832	0090	4/25/01	253900	2000	0	8	2001	3	5512	N	N	3141 NE 19TH PL
4	388832	0100	8/20/02	262000	2000	0	8	2001	3	5512	N	N	3140 NE 19TH PL
4	388832	0100	8/24/01	258239	2000	0	8	2001	3	5512	N	N	3140 NE 19TH PL
4	388832	0170	6/25/01	247500	2000	0	8	2001	3	5512	N	N	3136 NE 20TH PL
4	388832	0150	10/5/01	252900	2000	0	8	2000	3	5512	N	N	3143 NE 20TH PL
4	388832	0160	3/12/01	253900	2000	0	8	2000	3	5512	N	N	3142 NE 20TH PL
4	344920	0060	1/25/01	259212	2000	0	8	2001	3	5861	N	N	2632 NE 24TH CT
4	388832	0010	1/16/01	252900	2010	0	8	2000	3	5224	N	N	1931 KIRKLAND PL NE
4	388832	0030	3/20/02	260950	2010	0	8	2000	3	5000	N	N	1919 KIRKLAND PL NE
4	195466	0010	2/12/01	239999	2020	0	8	2000	3	6731	N	N	2302 NE 112TH ST
4	813210	0290	6/25/01	288900	2030	0	8	1996	3	7222	N	N	2409 KENNEWICK AV NE
4	195466	0020	6/18/01	235000	2050	0	8	2001	3	6519	N	N	2306 NE 12TH ST
4	813210	0060	3/9/01	310000	2070	0	8	1995	3	8464	N	N	1807 NE 25TH PL
4	388832	0080	7/18/01	256900	2080	0	8	2001	3	5487	N	N	3135 NE 19TH PL
4	807904	0050	3/21/02	286000	2090	730	8	1992	3	7732	N	N	1635 FIELD PL NE
4	042305	9354	12/21/01	289950	2090	0	8	2001	3	6637	N	N	2618 FERNDALE CT NE
4	042305	9355	12/18/01	289950	2090	0	8	2001	3	6162	N	N	2615 FERNDALE PL NE
4	807900	0480	1/8/02	295000	2100	0	8	1989	3	8739	N	N	4828 NE 23RD ST
4	334390	1657	10/30/02	278000	2120	0	8	2002	3	5369	N	N	ABERDEEN AV NE
4	334390	1652	10/12/01	283720	2130	0	8	2001	3	5858	N	N	2106 NE 17TH CT
4	807904	0310	1/24/01	299950	2140	0	8	1991	3	7862	N	N	1516 ILWACO AV NE
4	807900	0360	8/6/02	285000	2160	0	8	1987	3	7350	N	N	4923 NE 23RD ST

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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	813210	0090	8/14/02	295000	2160	0	8	1995	3	7692	N	N	2419 KENNEWICK PL NE
4	388832	0190	7/13/01	269400	2170	0	8	2001	3	9010	N	N	2012 KIRKLAND PL NE
4	388832	0060	10/24/02	256000	2170	0	8	2001	3	7866	N	N	1901 KIRKLAND PL NE
4	804410	0090	10/23/02	316000	2180	0	8	1994	3	9137	N	N	1719 DAYTON AV NE
4	804410	0130	5/31/02	300000	2190	0	8	1994	3	7200	N	N	1617 DAYTON AV NE
4	334210	3367	9/10/02	329000	2200	0	8	2001	3	9456	N	N	2812 KENNEWICK PL NE
4	334390	1651	12/14/01	281900	2200	0	8	2001	3	6224	N	N	2101 NE 17TH CT
4	334390	1655	7/24/01	279900	2200	0	8	2001	3	6399	N	N	2111 NE 17TH CT
4	813210	0210	3/26/01	337000	2200	0	8	1995	3	7205	N	N	1814 NE 25TH PL
4	334210	3372	10/17/01	319000	2200	0	8	2001	3	6301	N	N	2815 LINCOLN PL NE
4	334210	3373	5/29/02	315000	2200	0	8	2001	3	7562	N	N	2807 LINCOLN PL NE
4	804405	0060	6/1/01	297500	2200	0	8	1996	3	5578	N	N	1930 SHELTON CT NE
4	334390	1654	10/22/01	282900	2210	0	8	2001	3	6399	N	N	2112 NE 17TH CT
4	522650	0240	5/7/01	298000	2230	0	8	1989	3	7738	N	N	4625 NE 18TH ST
4	334390	1642	10/29/01	281900	2240	0	8	2001	3	6224	N	N	2100 NE 17TH CT
4	807903	0240	5/7/02	329900	2250	0	8	1992	3	7206	N	N	5105 NE 20TH ST
4	807902	0110	8/14/01	328000	2250	0	8	1990	3	9351	N	N	1809 HOQUIAM CT NE
4	807902	0110	2/7/01	300000	2250	0	8	1990	3	9351	N	N	1809 HOQUIAM CT NE
4	813210	0050	2/28/02	339900	2260	0	8	1995	3	8095	N	N	2500 KENNEWICK AV NE
4	807901	0170	5/17/02	341500	2260	0	8	1989	3	9564	N	N	5124 NE 23RD ST
4	807900	0510	8/14/01	302500	2260	0	8	1989	3	7678	N	N	2207 ELMA AV NE
4	804405	0020	3/28/01	279000	2260	0	8	1996	3	5225	N	N	1906 SHELTON CT NE
4	334210	3369	10/15/01	315900	2286	0	8	2002	3	8269	N	N	2835 LINCOLN PL NE
4	334210	3370	10/4/02	299000	2286	0	8	2002	3	5863	N	N	2827 LINCOLN PL NE
4	334210	3371	3/27/02	309000	2286	0	8	2002	3	6301	N	N	2821 LINCOLN PL NE
4	334390	0326	3/26/02	348086	2290	1420	8	2002	3	10400	N	N	2411 NE 14TH ST
4	804405	0110	6/17/02	299950	2300	0	8	1996	3	4550	N	N	3902 NE 19TH ST
4	804405	0130	3/14/02	317000	2300	0	8	1996	3	5575	N	N	3914 NE 19TH ST
4	334390	1656	10/11/02	277000	2310	0	8	2002	3	5119	N	N	1610 ABERDEEN AV NE
4	344920	0180	3/12/01	300644	2330	0	8	2001	3	4704	N	N	2620 NE 25TH ST
4	334390	0327	6/20/02	325000	2330	0	8	2002	3	10400	N	N	2415 NE 14TH ST

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	032305	9186	7/25/02	300000	2340	0	8	2002	3	9147	N	N	2608 WHITMAN AV NE
4	559205	0010	1/11/01	299195	2350	850	8	2001	3	7153	N	N	1328 MONTEREY AV NE
4	104130	0060	7/15/02	315000	2360	0	8	1991	3	7739	N	N	4517 NE 21ST PL
4	807903	0460	11/4/02	302000	2420	0	8	1990	3	7220	N	N	1609 FIELD AV NE
4	334390	0328	2/25/02	309990	2440	0	8	2001	3	21403	N	N	2419 NE 14TH ST
4	807904	0510	5/29/01	339500	2450	0	8	1991	3	7737	N	N	5108 NE 18TH CT
4	807904	0430	7/1/02	335000	2470	0	8	1993	3	7943	N	N	1730 ILWACO AV NE
4	807901	0150	7/23/02	311000	2480	0	8	1989	3	8773	N	N	5210 NE 23RD ST
4	807903	0130	3/7/01	305000	2510	0	8	1992	3	7417	N	N	1808 FIELD PL NE
4	804410	0140	4/16/02	326500	2520	590	8	1994	3	7235	N	N	1611 DAYTON AV NE
4	807901	0130	7/8/02	345000	2530	0	8	1989	3	8472	Y	N	5219 NE 23RD ST
4	042305	9356	4/2/02	304950	2560	0	8	2001	3	6416	N	N	2607 FERNDALE PL NE
4	807903	0400	11/21/01	323500	2560	0	8	1990	3	7315	N	N	1803 FIELD AV NE
4	522650	0400	8/2/02	315000	2570	0	8	1989	3	7341	N	N	4515 NE 19TH ST
4	807904	0020	3/18/02	344950	2590	0	8	1992	3	11113	N	N	1711 FIELD PL NE
4	344920	0140	4/3/01	299870	2590	0	8	2001	3	5107	N	N	2446 NE 25TH ST
4	344920	0150	1/18/01	284950	2590	0	8	2001	3	6064	N	N	2638 NE 25TH ST
4	344920	0120	2/19/01	296531	2590	0	8	2001	3	5256	N	N	2440 FERNDALE PL NE
4	807901	0060	7/18/01	322500	2590	0	8	1989	3	7200	Y	N	2086 ILWACO AV NE
4	804405	0070	12/13/01	329000	2590	0	8	1996	3	6235	N	N	1929 SHELTON CT NE
4	807901	0320	6/10/02	345000	2620	0	8	1989	3	7389	N	N	5055 NE 23RD ST
4	807904	0200	10/2/02	345000	2620	0	8	1992	3	9030	N	N	1603 ILWACO AV NE
4	807902	0140	7/25/01	333000	2640	0	8	1990	3	9043	N	N	1806 HOQUIAM CT NE
4	807903	0390	11/21/02	310000	2650	0	8	1990	3	7286	N	N	1807 FIELD AV NE
4	522650	0120	1/10/02	311000	2650	0	8	1989	3	7200	N	N	1819 BREMERTON AV NE
4	522650	0070	5/29/01	310000	2660	0	8	1989	3	7959	N	N	4510 NE 19TH ST
4	522650	0370	4/25/01	335000	2690	0	8	1989	3	7263	N	N	1810 BREMERTON AV NE
4	807904	0160	7/12/01	355000	2970	0	8	1992	3	7689	N	N	5113 NE 17TH ST
4	344982	0250	10/28/02	464000	2970	0	8	1999	3	11361	N	N	2107 NEWPORT CT NE
4	334390	2906	12/20/01	340000	1890	690	9	2001	3	7544	N	N	1815 NE 27TH CT
4	334390	2907	2/15/02	334990	1890	690	9	2001	3	5585	N	N	1809 NE 27TH CT

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4	334390	1320	2/7/01	279900	1950	0	9	1990	3	9312	N	N	2115 NE 27TH ST
4	934760	0030	6/17/02	332500	2240	0	9	2000	3	4959	N	N	1800 NE 26TH PL
4	731200	0080	3/16/02	335500	2320	0	9	1990	3	8325	N	N	2511 ANACORTES AV NE
4	731200	0090	5/7/01	305000	2380	0	9	1990	3	7508	N	N	4420 NE 25TH CT
4	344981	0060	4/2/02	355000	2515	0	9	1997	3	6906	N	N	2336 OLYMPIA AV NE
4	731200	0130	7/25/02	320000	2560	0	9	1990	3	8060	N	N	4531 NE 25TH CT
4	334390	2905	10/18/01	361990	2580	0	9	2001	3	5948	N	N	1821 NE 27TH CT
4	731200	0200	10/10/01	334950	2580	0	9	1990	3	8354	N	N	4523 NE 26TH CT
4	334390	2908	10/23/01	353900	2580	0	9	2001	3	10673	N	N	1803 NE 27TH CT
4	344982	0400	11/19/02	350000	2640	0	9	1998	3	5690	N	N	2316 OLYMPIA AV NE
4	803540	0370	12/21/01	432500	2770	0	9	1998	3	17568	N	N	5505 NE 21ST CT
4	731200	0160	10/23/02	359000	2840	0	9	1990	3	7341	N	N	4514 NE 25TH CT
4	042810	0545	12/31/01	352000	2940	0	9	1998	3	8768	N	N	2130 125TH AV SE
4	803540	0020	7/2/02	525000	3060	0	9	1997	3	15000	N	N	5602 NE 26TH ST
4	344980	0050	11/12/01	439167	3070	0	9	1997	3	12244	N	N	3203 NE 26TH CT
4	344982	0300	3/13/01	369990	3116	0	9	1998	3	10524	N	N	3519 NE 23RD CT
4	803540	0330	6/7/01	553950	3300	0	9	1999	3	17133	N	N	2101 LYONS AV NE
4	344982	0050	8/23/01	428900	3310	0	9	1997	3	7358	N	N	3408 NE 23RD PL
4	803540	0420	3/14/01	492000	3310	0	9	1999	3	14877	N	N	2202 LYONS AV NE
4	803540	0080	10/23/02	575000	3320	0	9	1997	3	16437	N	N	5316 NE 24TH CT
4	344980	0140	7/9/01	430000	3370	0	9	1996	3	9522	N	N	2519 LYNNWOOD AV NE
4	344981	0090	6/21/02	440000	3460	0	9	1999	3	7115	N	N	3513 NE 24TH CT
4	344980	0290	9/9/01	464950	3710	0	9	1996	3	8674	N	N	2515 MONROE CT NE
5	334630	0409	8/28/02	163880	690	0	5	1937	4	16427	N	N	11814 SE 87TH ST
													6407 LAKE WASHINGTON BL SE
5	334330	0644	1/17/01	172000	700	0	6	1942	4	9920	N	N	8426 116TH AV SE
5	334630	0315	7/17/01	190000	920	0	6	1985	3	7980	N	N	11214 SE 68TH ST
5	334330	0601	5/3/01	325000	990	0	6	1943	4	45000	N	N	6010 LAKE WASHINGTON BL SE
5	334330	1344	1/7/02	188000	800	0	7	1981	3	9900	N	N	7031 121ST PL SE
5	320500	0060	8/9/01	208000	940	0	7	1960	4	9886	N	N	

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5	334510	0151	2/28/02	215000	950	0	7	1955	4	21600	N	N	11641 SE 90TH ST
5	789500	0090	6/21/02	284950	1010	900	7	1967	4	20500	Y	N	11405 SE 86TH ST
5	320500	0610	3/11/02	240000	1070	0	7	1962	4	13175	N	N	7046 123RD AV SE
5	320520	0440	6/15/01	249000	1100	1100	7	1963	3	9709	N	N	12616 SE 73RD PL
5	320520	0500	7/20/01	237500	1100	0	7	1964	4	8800	N	N	7380 126TH PL SE
5	320520	0050	8/2/01	252000	1100	480	7	1967	3	18000	N	N	12327 SE 74TH ST
5	607130	0040	10/8/01	250500	1150	0	7	1959	4	10800	N	N	12227 SE 55TH PL
5	607130	0180	10/29/01	250000	1180	300	7	1961	4	10144	N	N	5237 120TH AV SE
5	403550	0060	6/5/01	226500	1250	0	7	1955	4	10427	N	N	4756 119TH AV SE
5	607250	0090	6/25/02	241000	1250	0	7	1963	4	7659	N	N	6343 121ST PL SE
5	334570	0160	11/5/02	222000	1250	0	7	1997	3	20124	N	N	2019 NE 40TH ST
5	320500	0580	7/31/01	223500	1270	0	7	1962	3	13175	N	N	7022 123RD AV SE
5	320500	0630	10/18/01	190000	1270	0	7	1962	3	13175	N	N	7062 123RD AV SE
5	334330	0021	10/16/01	225000	1270	0	7	1966	4	9600	N	N	11448 SE 68TH ST
5	320500	0140	11/8/01	239950	1270	0	7	1960	5	9350	N	N	7030 121ST PL SE
5	320500	0040	9/19/02	252000	1270	0	7	1960	4	9869	N	N	7015 121ST PL SE
5	320500	0230	7/12/02	255000	1270	0	7	1960	4	9350	N	N	7047 122ND AV SE
5	320500	0260	6/14/01	229950	1270	0	7	1960	4	9350	N	N	7023 122ND AV SE
5	607250	0290	11/19/02	255000	1280	0	7	1964	3	7255	N	N	6510 121ST PL SE
5	320500	0160	3/8/01	242000	1290	0	7	1960	4	9350	N	N	7046 121ST PL SE
5	320500	0330	10/9/02	239900	1310	0	7	1960	4	9120	N	N	7000 122ND AV SE
5	858900	0050	4/18/02	238000	1320	0	7	1964	3	9600	N	N	7839 116TH AV SE
5	320520	0620	7/22/02	230000	1320	0	7	1963	5	8400	N	N	7383 126TH PL SE
5	320480	0070	1/26/01	230000	1330	800	7	1968	4	8855	N	N	7313 123RD AV SE
5	320510	0040	3/8/01	252500	1330	0	7	1962	5	9712	N	N	7015 121ST AV SE
5	206480	0950	1/3/02	286000	1330	800	7	1970	4	11679	N	N	12637 SE 75TH PL
5	607130	0100	2/22/02	246800	1330	0	7	1960	4	10941	N	N	12225 SE 54TH ST
5	403490	0055	5/10/02	239950	1330	0	7	1957	4	15910	N	N	4500 LAKE HEIGHTS ST
5	334630	0271	9/24/01	239000	1350	0	7	1959	5	13728	N	N	8038 116TH AV SE
5	320510	0270	5/14/02	242000	1370	0	7	1961	4	11434	N	N	12122 SE 70TH ST
5	221611	0140	5/21/02	218000	1380	0	7	1970	4	10348	N	N	8811 124TH AV SE

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5	320500	0440	10/8/01	238950	1390	0	7	1962	5	8500	N	N	7063 123RD AV SE
5	320500	0460	2/22/02	215000	1390	0	7	1961	4	9350	N	N	7047 123RD AV SE
5	334570	0035	4/25/01	189950	1400	0	7	1946	4	63850	N	N	4124 LINCOLN AV NE
5	770800	0010	4/27/01	235000	1420	0	7	1968	4	12655	N	N	11521 SE 80TH ST
5	320510	0120	2/23/01	225000	1420	0	7	1962	4	10424	N	N	12120 SE 71ST PL
5	786000	0040	6/19/01	259900	1420	0	7	1969	5	10223	N	N	11443 SE 87TH ST
5	323900	0240	4/18/02	325000	1430	1000	7	1963	5	9689	Y	N	7715 113TH AV SE
5	323900	0240	7/9/01	315000	1430	1000	7	1963	5	9689	Y	N	7715 113TH AV SE
5	403590	0030	12/18/01	252500	1460	1460	7	1955	3	18900	N	N	11644 SE 46TH ST
5	202405	9104	8/8/01	249900	1470	0	7	1987	4	16117	N	N	5932 114TH PL SE
5	790250	0040	2/22/01	239000	1520	0	7	1963	4	15241	N	N	8932 121ST AV SE
5	334330	0421	4/26/02	245000	1520	330	7	1945	4	26175	Y	N	11404 SE 76TH ST
5	206480	0630	12/28/01	252000	1590	0	7	1969	4	10851	N	N	12553 SE 74TH PL
5	242400	0330	9/11/02	264000	1600	320	7	1968	4	15295	N	N	9024 132ND PL SE
5	858910	0080	6/20/02	248500	1610	0	7	1967	4	9600	N	N	7822 115TH AV SE
5	858910	0090	4/10/02	247500	1610	0	7	1967	4	9600	N	N	7814 115TH AV SE
5	858910	0120	6/5/01	255000	1710	0	7	1967	4	9514	N	N	7831 115TH AV SE
5	320480	0250	6/29/01	264250	1930	0	7	1969	4	8425	N	N	12008 SE 73RD PL
5	106660	0155	2/8/02	275000	1940	990	7	1960	3	9521	N	N	8915 118TH AV SE
5	106660	0125	3/7/01	247000	2020	0	7	1959	3	10714	N	N	11605 SE 89TH ST
5	789500	0100	11/6/01	290000	2040	0	7	1966	4	10950	Y	N	11413 SE 86TH ST
5	320480	0420	8/16/01	255000	2050	0	7	1968	4	7700	N	N	7215 122ND AV SE
5	078800	0170	4/20/01	369950	2110	1280	7	1992	3	7358	N	N	6129 115TH PL SE
5	607323	0150	1/24/01	275000	950	900	8	1985	5	6577	N	N	6715 119TH AV SE
5	242400	0350	7/12/02	276450	1030	960	8	1973	4	18702	N	N	13228 SE 91ST ST
5	607180	0270	8/31/01	278000	1110	1110	8	1962	4	8500	N	N	12526 SE 62ND PL
5	607180	0550	2/12/02	284000	1110	1110	8	1962	4	8400	N	N	6139 127TH PL SE
5	607180	0800	4/18/01	272000	1110	1110	8	1962	4	9100	N	N	6116 127TH PL SE
5	606790	0290	5/25/01	267000	1140	1010	8	1977	4	7332	N	N	11704 SE 67TH PL
5	606790	0210	2/15/01	247000	1140	540	8	1977	3	9000	N	N	6620 118TH AV SE
5	607120	0360	3/29/02	258000	1160	0	8	1959	4	9146	N	N	11704 SE 58TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	607120	0915	8/22/02	264900	1170	0	8	1959	5	7832	N	N	5427 119TH AV SE
5	607120	0990	1/29/01	283500	1170	1100	8	1960	4	14760	N	N	5216 119TH AV SE
5	195183	0010	5/8/01	292950	1170	350	8	1986	4	7556	N	N	6910 128TH PL SE
5	206480	0260	10/16/02	283400	1180	800	8	1977	4	8838	N	N	7337 127TH PL SE
5	320520	0210	8/22/01	280000	1180	1000	8	1967	4	9520	N	N	12324 SE 74TH ST
5	607120	0900	11/14/02	210000	1190	0	8	1959	5	9638	N	N	5403 119TH AV SE
5	607200	0780	11/7/02	238000	1190	400	8	1966	4	8873	N	N	12224 SE 60TH PL
5	195170	0110	3/15/02	292100	1200	1200	8	1968	4	9027	N	N	6429 129TH AV SE
5	206480	0560	7/20/01	249500	1200	520	8	1975	4	7490	N	N	7414 125TH PL SE
5	206480	0150	11/23/02	285000	1200	400	8	1977	3	10555	N	N	12726 SE 73RD ST
5	206480	0150	2/19/02	257500	1200	400	8	1977	3	10555	N	N	12726 SE 73RD ST
5	320480	0160	5/24/02	315000	1200	770	8	1977	4	10375	N	N	12017 SE 73RD PL
5	607100	0460	6/19/02	298950	1210	1170	8	1959	4	9900	N	N	11638 SE 52ND ST
5	206480	1130	4/8/02	250000	1220	600	8	1976	4	8350	N	N	7400 127TH PL SE
5	607330	0010	2/26/02	269500	1230	1030	8	1968	3	8965	N	N	6905 125TH AV SE
5	206480	0020	6/22/01	256000	1240	670	8	1976	3	10279	N	N	12762 SE 73RD PL
5	947773	0170	3/4/02	288500	1240	860	8	1979	3	15723	N	N	11813 SE 91ST ST
5	607190	0110	7/8/02	342000	1240	1100	8	1963	4	8925	N	N	5835 129TH AV SE
5	607180	0640	5/21/01	289900	1260	1260	8	1963	4	8400	N	N	6224 127TH AV SE
5	638890	0210	3/5/02	350000	1260	1150	8	1988	3	17045	N	N	7918 129TH PL SE
5	607130	0430	2/14/02	257000	1260	0	8	1959	4	9184	N	N	12025 SE 52ND ST
5	195181	0020	9/24/02	305900	1270	0	8	1976	3	9861	N	N	12812 SE 69TH PL
5	403610	0010	6/4/02	375000	1270	1100	8	1965	4	7013	Y	N	4612 116TH AV SE
5	195181	0100	9/21/01	279950	1270	890	8	1976	4	12009	N	N	6713 128TH AV SE
5	607120	0570	9/20/01	296000	1290	970	8	1959	4	9123	N	N	5251 116TH PL SE
5	607120	0550	9/30/02	320000	1290	1250	8	1960	4	8395	N	N	5219 116TH PL SE
5	195181	0420	11/15/02	315000	1290	490	8	1976	4	9586	N	N	12727 SE 68TH PL
5	947770	0080	4/25/01	290000	1290	690	8	1973	5	9627	N	N	11903 SE 92ND ST
5	607260	0200	11/6/02	314000	1300	1200	8	1966	3	9248	N	N	6733 121ST AV SE
5	607200	0010	11/14/02	295000	1310	700	8	1962	4	13501	N	N	6310 123RD AV SE
5	607200	0360	12/13/01	262000	1310	1250	8	1962	4	9850	N	N	12225 SE 62ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	607120	0685	5/30/02	282000	1320	1020	8	1958	4	9080	N	N	5229 117TH AV SE
5	670510	0240	8/9/02	285000	1320	0	8	1986	3	2399	N	N	6613 113TH PL SE
5	670510	0290	8/29/01	282000	1320	0	8	1986	3	2935	N	N	6612 113TH PL SE
5	670510	0390	8/28/02	299950	1320	0	8	1986	3	2399	N	N	11313 SE 65TH ST
5	670512	0350	7/5/02	275000	1320	0	8	1986	3	2960	N	N	6730 114TH AV SE
5	195170	0030	6/22/01	320000	1320	740	8	1968	4	8750	N	N	6504 128TH AV SE
5	334330	0949	1/18/01	393000	1320	1100	8	1968	4	12552	Y	N	6818 LAKE WASHINGTON BL SE
5	607140	0730	7/24/01	262500	1320	530	8	1960	4	8800	N	N	5430 125TH AV SE
5	607180	0260	7/24/02	290000	1320	740	8	1962	4	9550	N	N	12534 SE 62ND PL
5	607180	0310	3/7/02	329000	1320	740	8	1962	4	10800	N	N	6208 125TH AV SE
5	607180	0910	4/9/02	300000	1320	740	8	1962	4	9831	N	N	6314 126TH AV SE
5	607240	0710	11/19/01	289000	1320	520	8	1971	5	11350	N	N	12012 SE 51ST ST
5	858910	0210	8/24/01	270000	1330	360	8	1967	4	10008	N	N	11416 SE 79TH ST
5	606791	0340	7/13/01	290000	1330	880	8	1978	4	8292	N	N	11828 SE 66TH ST
5	607180	0570	7/19/01	265000	1330	700	8	1963	4	8469	N	N	6151 127TH PL SE
5	606790	0550	6/21/02	300000	1340	600	8	1977	3	9350	N	N	11708 SE 65TH ST
5	607180	0660	3/5/01	315000	1340	1200	8	1962	4	9950	N	N	6210 127TH AV SE
5	242400	0420	3/15/02	287500	1340	530	8	1970	4	16779	N	N	13230 SE 90TH ST
5	607330	0550	4/17/01	287000	1340	1210	8	1966	4	7725	N	N	12541 SE 70TH ST
5	606790	0320	10/24/01	308000	1340	1000	8	1977	4	7700	N	N	6624 117TH AV SE
5	607330	0480	10/19/01	235000	1340	1210	8	1967	3	7577	N	N	12512 SE 70TH ST
5	606790	0280	3/16/01	270000	1340	1100	8	1977	3	8965	N	N	6641 118TH AV SE
5	607330	0790	8/20/01	209950	1340	0	8	1967	4	7725	N	N	12536 SE 72ND ST
5	403610	0150	7/30/02	446300	1340	920	8	1956	5	20610	Y	N	4741 116TH AV SE
5	403610	0150	10/30/01	430000	1340	920	8	1956	5	20610	Y	N	4741 116TH AV SE
5	607260	0350	8/12/02	310000	1350	650	8	1967	3	10200	N	N	6335 121ST AV SE
5	607160	0840	9/6/02	343000	1350	1300	8	1962	4	8486	N	N	5617 126TH AV SE
5	607160	0490	6/10/01	247500	1350	720	8	1963	4	15043	N	N	12460 SE 60TH ST
5	505650	0100	4/8/02	310000	1350	700	8	1967	3	11735	N	N	6404 123RD AV SE
5	505650	0360	8/22/01	282500	1350	700	8	1967	5	9000	N	N	12219 SE 64TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	403610	0085	4/8/02	349950	1360	1080	8	1956	4	11200	N	N	11628 SE 48TH ST
5	947773	0100	3/4/02	275000	1360	1000	8	1979	4	9865	N	N	11711 SE 92ND ST
5	607160	0560	3/25/02	274000	1360	570	8	1962	4	9300	N	N	12505 SE 59TH ST
5	947772	0130	1/18/02	280000	1360	900	8	1979	3	10348	N	N	11716 SE 92ND PL
5	195181	0060	12/13/01	265000	1360	980	8	1976	4	8326	N	N	6714 128TH AV SE
5	195170	0600	11/26/01	272000	1370	700	8	1968	4	8600	N	N	12810 SE 67TH ST
5	607120	0545	1/9/01	270000	1370	1370	8	1960	4	8395	N	N	5211 116TH PL SE
5	607140	0250	8/13/02	286000	1370	760	8	1961	5	8750	N	N	12560 SE 52ND ST
5	607160	0370	6/25/01	242000	1380	650	8	1961	4	8454	N	N	12515 SE 60TH ST
5	607200	0080	10/24/01	305000	1380	1380	8	1966	4	12400	N	N	6200 123RD AV SE
5	607200	0760	10/25/01	285950	1380	790	8	1962	4	8400	N	N	12219 SE 60TH PL
5	607200	0820	6/20/01	262900	1380	700	8	1967	4	8925	N	N	12126 SE 60TH PL
5	206480	0720	4/18/01	251675	1380	600	8	1977	3	8615	N	N	12508 SE 75TH PL
5	947773	0140	11/1/02	279950	1390	990	8	1979	4	9605	N	N	9212 118TH CT SE
5	607330	0510	4/29/02	284950	1400	500	8	1967	4	9015	N	N	12513 SE 70TH ST
5	607323	0230	10/15/02	270000	1400	0	8	1984	3	6970	N	N	11800 SE 68TH PL
5	670512	0120	3/21/02	287500	1414	0	8	1986	3	2421	N	N	6630 113TH PL SE
5	607220	0410	11/20/01	318500	1420	730	8	1965	5	13600	N	N	6213 129TH AV SE
5	195180	0160	1/2/01	269950	1420	790	8	1975	3	10600	N	N	12916 SE 66TH ST
5	670512	0360	6/20/02	322000	1420	800	8	1986	3	2319	N	N	11411 SE 67TH PL
5	607140	0100	5/24/02	309000	1420	700	8	1960	3	15840	N	N	5309 125TH AV SE
5	195180	0210	6/4/01	269000	1420	800	8	1974	4	8350	N	N	6625 131ST AV SE
5	403610	0170	9/25/01	348000	1430	920	8	1959	4	11700	N	N	11619 SE 48TH ST
5	607330	0420	5/8/02	309000	1430	500	8	1967	4	11039	N	N	12544 SE 70TH ST
5	607120	0525	4/22/02	268500	1440	580	8	1960	3	8810	N	N	5222 116TH AV SE
5	607240	0730	5/1/02	370000	1440	760	8	1972	5	9451	N	N	5012 120TH AV SE
5	670510	0250	10/7/02	290000	1450	0	8	1986	3	1965	N	N	6615 113TH PL SE
5	607100	0420	8/20/02	340000	1450	0	8	2002	3	11600	N	N	5005 117TH AV SE
5	607180	0200	5/22/02	347100	1450	840	8	1962	4	13200	N	N	6133 125TH AV SE
5	607160	0050	10/2/02	319950	1450	1450	8	1962	4	9920	N	N	5634 126TH AV SE
5	670512	0100	8/7/01	280000	1453	0	8	1986	3	2225	N	N	6702 113TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	607190	0190	2/19/02	320000	1470	820	8	1962	4	15696	N	N	5836 129TH AV SE
5	713550	0460	3/1/02	372500	1470	1130	8	1986	3	11149	N	N	7531 135TH AV SE
5	403490	0110	2/26/01	220000	1500	0	8	1953	4	17183	N	N	4473 LAKE HEIGHTS ST
5	713550	0120	10/31/02	346000	1500	530	8	1984	3	9791	N	N	13322 SE 77TH CT
5	947770	0170	9/18/01	278500	1510	0	8	1972	4	9598	N	N	9104 120TH AV SE
5	607160	0580	7/23/01	300000	1510	570	8	1961	4	9500	N	N	5924 125TH AV SE
5	607100	0310	10/21/02	288000	1510	1510	8	1958	4	10714	N	N	4849 119TH AV SE
5	320480	0180	6/7/01	295000	1510	440	8	1977	4	8744	N	N	12009 SE 73RD PL
5	731220	0060	6/17/02	280000	1520	0	8	1983	3	9330	N	N	11314 SE 76TH PL
5	607260	0400	11/27/01	259950	1520	860	8	1967	4	7925	N	N	6720 121ST AV SE
5	607120	0850	1/11/01	238500	1530	0	8	1961	4	8450	N	N	11844 SE 56TH ST
5	607240	0090	4/1/02	289000	1530	1070	8	1973	4	8446	N	N	5002 122ND AV SE
5	403490	0015	6/21/01	273000	1530	1530	8	1956	4	17500	Y	N	4448 119TH AV SE
5	172405	9030	7/8/02	480000	1530	670	8	1980	4	12196	Y	N	4757 116TH AV SE
5	607240	0540	7/24/01	289000	1540	0	8	1969	5	10944	N	N	5017 120TH AV SE
5	607160	0740	2/14/02	315000	1540	770	8	1962	4	8413	N	N	5628 125TH AV SE
5	320510	0200	8/13/01	280000	1550	0	8	1962	5	9156	N	N	12120 SE 71ST ST
5	607120	0295	6/27/01	300000	1550	760	8	1959	4	9232	N	N	5634 116TH PL SE
5	607276	0650	5/23/02	290000	1550	640	8	1974	4	10679	N	N	4605 121ST AV SE
5	607210	0760	5/31/01	267500	1560	0	8	1974	4	12000	N	N	6519 125TH AV SE
5	607250	0140	2/7/02	315000	1560	280	8	1965	4	9463	N	N	6517 121ST PL SE
													6031 LAKE WASHINGTON BL SE
5	334330	1420	9/20/02	419500	1560	0	8	1917	5	31852	Y	N	
5	607276	0070	9/20/02	293000	1560	800	8	1974	4	14500	N	N	12222 SE 47TH PL
5	607270	0010	5/9/02	300000	1570	770	8	1965	4	13940	N	N	4803 125TH AV SE
5	607260	0380	8/29/01	253500	1580	400	8	1968	4	7223	N	N	6714 121ST AV SE
5	607265	0040	7/25/01	274950	1580	900	8	1968	4	14138	N	N	6590 123RD AV SE
5	607260	0260	1/25/01	325000	1590	1590	8	1974	5	8864	N	N	6707 121ST AV SE
5	403550	0115	2/7/01	265000	1600	1260	8	1955	3	17961	N	N	4635 119TH AV SE
5	607220	0360	6/25/02	293900	1600	0	8	1965	4	13470	N	N	6029 129TH AV SE
5	607210	0350	8/21/01	285000	1610	790	8	1972	4	8400	N	N	6509 127TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	195180	0590	9/24/02	332500	1610	1000	8	1973	3	9850	N	N	12913 SE 69TH PL
5	607210	0650	3/4/02	290000	1610	600	8	1973	3	9095	N	N	6558 125TH AV SE
5	607210	0230	10/22/01	282000	1610	840	8	1973	3	9514	N	N	6544 127TH AV SE
5	607210	0060	11/21/02	260000	1610	400	8	1972	3	9318	N	N	6322 126TH AV SE
5	607120	0865	10/22/02	284000	1620	0	8	1959	4	10062	N	N	11820 SE 56TH ST
5	403590	0175	6/13/01	322500	1620	900	8	1958	4	25600	N	N	11610 SE 45TH PL
5	195183	0040	4/12/02	295000	1620	0	8	1985	3	8816	N	N	6928 128TH PL SE
5	195181	0160	8/8/02	315000	1620	1340	8	1976	4	9392	N	N	12738 SE 68TH PL
5	607323	0160	11/30/01	282000	1630	0	8	1984	3	4847	N	N	11828 SE 68TH PL
5	607140	0940	6/9/02	275000	1630	0	8	1960	5	10561	N	N	12616 SE 56TH ST
5	403610	0190	9/25/02	310000	1630	1050	8	1959	4	12387	N	N	11801 SE 48TH ST
5	403590	0035	3/14/01	382900	1640	1270	8	1956	4	17050	N	N	11635 SE 45TH PL
5	606790	0580	7/9/02	274900	1640	0	8	1978	3	8763	N	N	6505 117TH AV SE
5	403490	0040	6/7/02	275000	1640	1120	8	1951	4	17526	N	N	4526 119TH AV SE
5	607140	0570	5/3/02	299950	1640	240	8	1961	5	9100	N	N	12541 SE 53RD ST
5	607120	0160	11/6/01	398000	1640	990	8	1959	4	17930	Y	N	5251 116TH AV SE
5	713550	0300	8/13/01	315000	1650	0	8	1984	3	11638	N	N	7412 135TH PL SE
5	607265	0130	6/24/02	285000	1650	0	8	1966	5	10313	N	N	6727 123RD PL SE
5	606790	0670	10/3/02	315000	1660	0	8	1977	4	9827	N	N	11731 SE 64TH ST
5	607275	0010	9/16/02	354000	1660	1590	8	1967	5	8511	N	N	4728 125TH AV SE
5	607230	0850	10/28/02	263200	1670	0	8	1964	4	8802	N	N	5104 125TH AV SE
5	638890	0960	6/18/01	330000	1690	450	8	1989	3	14769	N	N	8416 129TH PL SE
5	607210	0180	6/15/01	282000	1690	0	8	1972	4	8116	N	N	6514 127TH AV SE
5	638891	0360	6/18/01	351500	1700	400	8	1989	3	9040	N	N	12518 SE 78TH CT
5	607260	0280	10/29/01	293000	1700	660	8	1968	5	12685	N	N	6517 121ST AV SE
5	607140	0840	4/24/02	400000	1710	780	8	1963	5	8314	N	N	5406 126TH PL SE
5	607330	0100	2/2/01	262525	1720	0	8	1967	4	10319	N	N	7017 125TH AV SE
5	320520	0340	3/9/01	269800	1720	0	8	1967	5	10900	N	N	7305 127TH AV SE
5	606791	0430	10/22/01	289950	1730	440	8	1978	4	7840	N	N	11823 SE 66TH ST
5	206480	0570	4/16/01	301000	1730	800	8	1975	4	7488	N	N	7408 125TH PL SE
5	195180	0620	10/1/01	290000	1730	0	8	1971	5	7786	N	N	12925 SE 69TH PL

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**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	607170	0200	5/8/01	325000	1760	1000	8	1962	4	8400	N	N	12624 SE 61ST ST
5	638890	1060	2/21/01	355000	1770	560	8	1988	3	11160	Y	N	8206 128TH AV SE
5	713550	0400	3/21/02	362405	1770	800	8	1987	4	10472	Y	N	13500 SE 75TH ST
5	221225	0080	6/20/02	369000	1790	520	8	1989	3	7851	N	N	6310 114TH AV SE
5	195170	0080	7/16/02	356500	1790	700	8	1967	5	7605	N	N	6503 129TH AV SE
5	195181	0220	7/24/01	265000	1790	0	8	1975	3	9273	N	N	12704 SE 68TH PL
5	607140	0690	8/29/02	302500	1800	0	8	1961	5	9425	N	N	12516 SE 54TH ST
5	029100	0180	2/1/01	340000	1810	490	8	1992	3	7083	N	N	11525 SE 70TH ST
5	607100	0510	4/22/02	279500	1820	0	8	1958	5	11600	N	N	11639 SE 50TH PL
5	713550	0350	6/21/01	466500	1820	1480	8	1984	4	8523	N	N	7419 135TH PL SE
5	607100	0405	1/28/02	263000	1820	0	8	1958	4	12800	N	N	11614 SE 50TH PL
5	195170	0170	11/21/02	382000	1840	700	8	1967	4	10850	N	N	6428 129TH AV SE
5	505650	0090	11/30/01	248000	1850	0	8	1967	5	10850	N	N	6412 123RD AV SE
5	638890	1370	4/30/01	339950	1860	0	8	1989	3	14020	Y	N	8564 129TH AV SE
5	195170	0500	4/18/02	319000	1860	700	8	1967	4	8488	N	N	12911 SE 66TH PL
5	670511	0390	4/5/02	340000	1860	400	8	1986	3	2489	N	N	6510 116TH PL SE
5	670510	0310	8/1/02	325000	1860	0	8	1986	3	2417	N	N	6520 113TH PL SE
5	670512	0110	4/4/01	306000	1871	0	8	1986	3	2300	N	N	6700 113TH PL SE
5	670512	0070	3/14/01	300000	1871	0	8	1986	3	2204	N	N	6649 114TH AV SE
5	320480	0500	3/14/02	334000	1880	1500	8	1968	5	7614	N	N	7238 122ND AV SE
5	607100	0235	8/27/02	290000	1880	0	8	1958	4	10854	N	N	11625 SE 49TH ST
5	947774	0060	1/15/01	279000	1880	0	8	1985	3	15000	N	N	9137 122ND PL SE
5	195180	0280	6/18/02	356000	1900	0	8	1968	4	8700	N	N	12904 SE 68TH ST
5	607272	0060	8/5/02	329900	1900	0	8	1992	3	9954	N	N	7616 114TH CT SE
5	202405	9094	4/11/02	315000	1920	0	8	2000	3	11500	N	N	11330 SE 60TH ST
5	607210	0130	6/27/01	294900	1920	0	8	1971	4	9226	N	N	12704 SE 64TH ST
5	607265	0220	6/19/01	262000	1940	0	8	1966	5	8125	N	N	6707 123RD AV SE
5	607330	0080	2/5/02	334750	1970	560	8	1966	4	20966	N	N	7009 125TH AV SE
5	606791	0320	7/20/02	289000	1970	450	8	1978	3	10072	N	N	11827 SE 65TH ST
5	334330	0561	6/12/02	460000	1980	1120	8	1965	4	42240	Y	N	7202 112TH AV SE
5	638890	0910	6/26/01	350000	1990	1160	8	1989	3	17908	N	N	8520 129TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	607330	0470	12/31/01	279000	2020	0	8	1967	3	7304	N	N	12520 SE 70TH ST
5	607330	0040	4/20/01	256000	2020	0	8	1966	5	12500	N	N	6917 125TH AV SE
5	411381	0040	8/14/02	305000	2060	0	8	1993	3	8683	N	N	7511 122ND PL SE
5	207850	0060	2/12/02	355000	2070	0	8	1996	3	17479	N	N	8023 119TH AV SE
5	713550	0360	12/21/01	327000	2080	0	8	1986	3	7768	N	N	7425 135TH PL SE
5	713550	0490	6/29/01	374950	2080	700	8	1986	3	12344	N	N	7545 135TH AV SE
5	334570	0200	7/10/02	427000	2120	920	8	2001	3	21795	N	N	3720 LINCOLN CT NE
5	334570	0115	7/24/01	352500	2130	0	8	1992	3	22660	N	N	3901 LINCOLN AV NE
5	607210	0730	10/30/01	341996	2130	0	8	1974	4	12000	N	N	6419 125TH AV SE
5	638890	0270	10/19/01	358000	2130	0	8	1989	3	7771	Y	N	7917 129TH PL SE
5	221225	0020	6/25/01	337000	2140	0	8	1988	3	7616	N	N	6350 114TH AV SE
5	638890	0780	6/28/02	360000	2160	0	8	1987	3	7729	Y	N	8505 129TH AV SE
5	410490	0070	6/21/02	365000	2160	0	8	1989	3	7810	N	N	7905 118TH AV SE
5	411381	0050	8/13/02	322000	2160	0	8	1993	3	7892	N	N	12158 SE 76TH PL
5	411381	0050	12/1/01	308500	2160	0	8	1993	3	7892	N	N	12158 SE 76TH PL
5	505650	0290	8/26/02	323000	2180	0	8	1967	3	11144	N	N	12204 SE 65TH ST
5	607200	0890	7/30/01	325000	2210	0	8	1963	5	8440	N	N	6023 121ST AV SE
5	334570	0194	4/17/02	424000	2210	530	8	2001	3	10820	N	N	3702 LINCOLN CT NE
5	195180	0260	5/17/02	305000	2210	0	8	1968	3	7875	N	N	12920 SE 68TH ST
5	410490	0140	2/12/02	375950	2230	0	8	1989	3	8025	N	N	11729 SE 78TH PL
5	607180	0330	1/16/01	309950	2240	0	8	1963	4	8400	N	N	6132 125TH AV SE
5	410490	0600	5/8/01	395000	2240	750	8	1990	3	7821	N	N	7921 119TH CT SE
5	195170	0470	9/11/02	378900	2240	320	8	1968	3	13775	N	N	6472 129TH PL SE
5	607190	0090	4/18/02	350000	2240	0	8	1962	4	8925	N	N	5819 129TH AV SE
5	607230	0780	7/17/02	415000	2260	750	8	1964	4	8450	N	N	5012 126TH AV SE
5	770800	0050	7/10/01	344500	2260	0	8	1989	3	11550	N	N	11425 SE 80TH ST
5	411381	0410	4/18/02	335000	2270	0	8	1994	3	29668	N	N	12128 SE 75TH PL
5	607272	0050	3/14/02	345000	2280	0	8	1992	3	9396	N	N	7622 114TH CT SE
5	029100	0060	4/12/02	329000	2280	0	8	1993	3	7756	N	N	6906 115TH PL SE
5	029100	0070	9/19/02	350000	2280	0	8	1993	3	7993	N	N	6902 115TH PL SE
5	607240	0680	2/12/02	335000	2300	0	8	1969	4	8450	N	N	12032 SE 51ST ST

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5	638890	0070	5/23/02	446950	2340	1160	8	1987	3	7700	Y	N	8120 129TH PL SE
5	638893	0530	4/11/02	417500	2380	0	8	1995	3	36187	Y	N	12612 SE 85TH PL
5	334570	0217	6/3/02	369000	2380	0	8	2002	3	5831	N	N	3600 LINCOLN CT NE
5	638890	0110	11/14/01	379950	2390	0	8	1989	3	9093	Y	N	8012 129TH PL SE
5	638890	1300	1/23/01	355000	2390	0	8	1988	3	19766	N	N	8403 129TH PL SE
5	638893	0510	6/24/01	400000	2440	0	8	1996	3	39709	Y	N	12600 SE 85TH PL
5	334330	0719	9/12/02	503500	2440	0	8	1956	5	19200	Y	N	7211 112TH AV SE
5	638893	0190	9/19/01	381500	2440	0	8	1996	3	9754	N	N	12625 SE 83RD CT
5	638890	1180	4/9/02	332000	2450	0	8	1987	3	15487	Y	N	12853 SE 80TH WY
5	607210	0200	7/16/02	330000	2490	0	8	1973	4	7984	N	N	6522 127TH AV SE
5	334570	0192	10/31/02	400000	2530	430	8	2002	3	6009	N	N	3703 LINCOLN CT NE
5	334330	0128	7/25/01	392350	2540	0	8	1994	3	19200	N	N	7623 116TH AV SE
5	638525	0050	10/30/01	390000	2540	890	8	1989	3	19500	N	N	7226 135TH PL SE
5	638890	0810	2/19/02	340000	2550	0	8	1989	3	12698	Y	N	8561 129TH AV SE
5	106660	0130	12/10/01	379950	2560	0	8	2000	3	10714	N	N	8990 116TH AV SE
5	334570	0196	4/17/02	433000	2570	480	8	2001	3	10820	N	N	3708 LINCOLN CT NE
5	334570	0198	5/13/02	431000	2570	480	8	2001	3	11693	N	N	3714 LINCOLN CT NE
5	638890	1100	7/30/01	355000	2630	0	8	1988	3	8833	Y	N	8318 128TH AV SE
5	638890	0820	4/24/01	410000	2640	0	8	1988	3	9882	Y	N	8569 129TH AV SE
5	638526	0040	7/5/01	485000	2760	930	8	1996	3	8476	N	N	7030 135TH PL SE
5	607272	0020	9/13/01	365000	2800	0	8	1992	3	6000	Y	N	7611 114TH CT SE
5	334570	0186	10/1/02	469000	3000	0	8	2001	3	5221	N	N	3723 LINCOLN CT NE
5	638891	0220	8/23/02	418000	3010	0	8	1989	3	9660	N	N	7910 126TH AV SE
5	334330	0205	8/2/01	438500	3570	0	8	1976	4	38332	N	N	11418 SE 76TH ST
5	552540	0710	5/24/02	386925	1680	760	9	1989	3	12394	N	N	8517 136TH AV SE
5	713551	0160	4/4/01	338000	1720	610	9	1989	3	13483	N	N	13811 SE 79TH DR
5	202405	9098	8/28/02	370000	1790	850	9	1974	4	14700	N	N	5810 LAKE WASHINGTON BL SE
5	638893	0350	2/28/01	385000	1810	900	9	1997	3	14624	Y	N	12733 85TH PL SE
5	618750	0080	9/20/02	401000	1840	620	9	1991	3	7239	N	N	11327 SE 60TH CT
5	713552	1770	5/11/01	459000	1960	1220	9	1993	3	10651	N	N	14602 SE 84TH ST

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5	411380	0030	7/11/01	341600	1990	0	9	1989	3	8116	N	N	11613 SE 77TH PL
5	552540	0610	5/7/01	359950	2010	0	9	1990	3	9516	N	N	8426 135TH AV SE
5	552540	0170	10/30/02	362000	2050	0	9	1988	3	12142	N	N	13422 SE 85TH ST
5	207850	0350	5/10/01	353000	2070	0	9	1996	3	12708	N	N	8203 120TH PL SE
5	638893	0110	1/25/02	370000	2070	0	9	1997	3	18361	N	N	8218 126TH PL SE
5	630800	0330	6/11/01	381000	2089	0	9	2000	3	5082	N	N	6628 127TH PL SE
5	552540	0060	10/1/02	375000	2100	490	9	1988	3	11549	N	N	13407 SE 84TH CT
5	638890	0790	10/10/02	358750	2100	0	9	1987	3	13466	Y	N	8515 129TH AV SE
5	410491	0120	11/13/01	468000	2100	1620	9	1996	3	15640	N	N	7917 122ND PL SE
5	607230	0190	12/11/01	360000	2110	0	9	1966	5	8610	N	N	4948 125TH AV SE
5	630800	0050	7/3/01	359990	2120	0	9	1999	3	4192	N	N	6601 127TH PL SE
5	630800	0070	7/10/02	375000	2120	0	9	1999	3	4200	N	N	6653 127TH PL SE
5	630800	0070	5/17/01	344990	2120	0	9	1999	3	4200	N	N	6653 127TH PL SE
5	630800	0080	5/18/01	356900	2120	0	9	1999	3	4200	N	N	6657 127TH PL SE
5	630800	0090	8/3/01	358990	2120	0	9	1999	3	4202	N	N	6673 127TH PL SE
5	630800	0150	3/14/01	360000	2120	0	9	1999	3	4550	N	N	6710 127TH PL SE
5	630800	0250	4/16/02	380000	2120	0	9	1999	3	4200	N	N	6680 127TH PL SE
5	630800	0060	10/30/02	390000	2120	0	9	1999	3	4567	N	N	6631 127TH PL SE
5	630800	0060	6/25/01	363990	2120	0	9	1999	3	4567	N	N	6631 127TH PL SE
5	630800	0230	2/22/01	399900	2120	0	9	2000	3	5242	N	N	6658 127TH LN SE
5	638892	0320	6/12/02	360000	2130	0	9	1990	3	11869	Y	N	8206 127TH PL SE
5	552540	0240	4/13/01	344950	2130	0	9	1988	3	16869	N	N	13433 SE 85TH ST
5	713551	0340	8/7/02	440000	2160	0	9	1989	3	11170	Y	N	7914 139TH AV SE
5	795431	0050	9/20/01	363559	2180	0	9	2001	3	6685	N	N	3507 LINCOLN AV NE
5	410490	0310	11/7/01	380000	2240	0	9	1989	3	8995	N	N	11826 SE 78TH ST
5	713552	1980	4/2/02	415000	2280	0	9	1993	3	11564	N	N	7967 144TH AV SE
5	630800	0340	4/18/01	414990	2289	0	9	2000	3	3951	N	N	6602 127TH PL SE
5	630800	0350	5/9/01	420150	2290	0	9	1999	3	4560	N	N	6592 127TH PL SE
5	630800	0010	8/6/01	395990	2290	0	9	2001	3	5089	N	N	6650 127TH PL SE
5	630800	0020	7/12/01	395990	2290	0	9	2001	3	4203	N	N	6535 127TH PL SE
5	630800	0030	11/1/01	395990	2290	0	9	2001	3	4200	N	N	6557 127TH PL SE

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5	630800	0040	10/24/01	405038	2290	0	9	2001	3	4200	N	N	6589 127TH PL SE
5	638892	0220	7/17/01	420000	2300	0	9	1991	3	6836	Y	N	8412 127TH PL SE
5	386410	0240	6/1/01	385000	2300	880	9	1969	4	10753	Y	N	5723 111TH AV SE
5	334570	0238	5/1/02	413052	2310	0	9	2002	3	7708	N	N	3618 LINCOLN CT NE
5	713552	1640	2/27/01	414950	2320	0	9	1990	3	8563	N	N	14634 SE 82ND ST
5	410491	0010	9/24/01	383400	2330	0	9	1996	3	17226	N	N	12235 SE 80TH WY
5	607081	0280	4/9/02	420000	2370	0	9	1999	3	7655	N	N	11800 SE 62ND ST
5	607081	0160	5/31/02	423000	2370	0	9	1998	3	7370	N	N	SE 62ND ST
5	795430	0640	3/14/01	379950	2370	0	9	2001	3	4980	N	N	2103 NE 33RD PL
5	638892	0410	9/19/02	359000	2370	0	9	1990	3	7916	Y	N	8315 127TH PL SE
5	552540	0750	5/13/02	352500	2380	0	9	1990	3	7707	N	N	8541 136TH AV SE
5	411380	0270	8/9/02	485500	2390	800	9	1997	3	14504	N	N	7642 120TH PL NE
5	411380	0330	10/4/02	375000	2400	0	9	1993	3	6975	N	N	12035 SE 76TH ST
5	552540	0400	7/2/01	370000	2400	0	9	1989	3	13938	N	N	8500 135TH AV SE
5	638893	0710	1/7/02	430000	2410	0	9	1997	3	14951	N	N	8129 126TH PL SE
5	638892	0190	1/16/02	410000	2410	0	9	1991	4	10058	Y	N	8426 127TH PL SE
5	334330	1393	5/17/02	502000	2410	890	9	2001	3	7860	N	N	6221 112TH AV SE
5	411380	0450	7/12/01	400000	2430	0	9	1996	3	8506	Y	N	7512 120TH PL SE
5	638893	0120	6/12/02	393000	2440	0	9	1997	3	18114	N	N	8220 126TH PL SE
5	638892	0500	4/3/02	374000	2440	0	9	1990	3	7926	Y	N	8402 127TH AV SE
5	552540	0280	5/24/01	376000	2440	0	9	1989	3	20645	N	N	8525 135TH AV SE
5	795431	0060	8/13/01	391851	2450	0	9	2001	3	6132	N	N	3501 LINCOLN AV NE
5	795431	0370	6/18/01	370830	2450	0	9	2001	3	7056	N	N	1902 NE 34TH PL
5	638893	0010	12/4/01	388000	2450	0	9	1998	3	7000	N	N	8010 SE 126TH ST
5	638893	0050	8/8/01	390000	2450	0	9	1998	3	7456	N	N	8102 126TH PL SE
5	638893	0130	6/25/01	395000	2450	0	9	1997	3	8034	N	N	8226 126TH PL SE
5	795431	0220	10/11/02	384500	2450	0	9	2001	3	4591	N	N	3316 LINCOLN AV NE
5	795431	0220	2/2/01	348917	2450	0	9	2001	3	4591	N	N	3316 LINCOLN AV NE
5	638892	0180	5/25/01	416000	2460	0	9	1991	3	14067	Y	N	8430 127TH PL SE
5	199960	0160	6/11/02	406000	2460	0	9	1989	3	7311	N	N	6030 118TH AV SE
5	386410	0270	3/22/02	450000	2460	250	9	2000	4	10400	N	N	5730 110TH AV SE

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5	411380	0370	9/21/01	399000	2490	0	9	1992	3	15425	N	N	12044 SE 76TH ST
5	411380	0500	9/21/01	399900	2490	0	9	1991	3	7589	N	N	12106 SE 75TH PL
5	552540	0630	4/10/02	370000	2510	0	9	1990	3	9183	N	N	8410 135TH AV SE
5	411380	0600	8/5/02	490500	2520	1050	9	1990	3	10626	N	N	7425 119TH CT SE
5	638892	0270	7/15/02	450000	2520	0	9	1990	3	7350	Y	N	8310 127TH PL SE
5	334330	1391	5/15/02	510000	2520	720	9	2001	3	8153	N	N	6217 112TH AV SE
5	713552	1250	10/2/01	445000	2530	0	9	1993	3	9151	N	N	14426 SE 79TH DR
5	713552	1250	7/26/01	435000	2530	0	9	1993	3	9151	N	N	14426 SE 79TH DR
5	199960	0010	11/29/01	345000	2530	0	9	1990	3	7250	N	N	11603 SE 61ST PL
5	713552	1990	4/22/02	433000	2540	0	9	1995	3	12522	Y	N	8005 144TH AV SE
5	638893	0690	10/16/02	421000	2540	0	9	1997	3	14546	N	N	8223 126TH PL SE
5	552540	0500	6/25/02	357500	2590	0	9	1990	3	8282	N	N	13548 SE 83RD ST
5	713552	1010	4/26/02	410000	2600	0	9	1989	3	7273	N	N	8025 148TH AV SE
5	638892	0530	2/6/02	380000	2600	0	9	1990	3	12495	Y	N	8312 127TH AV SE
5	936090	0140	5/4/01	425700	2600	0	9	1997	3	8677	N	N	8706 113TH AV SE
5	411380	0180	4/2/02	445000	2610	0	9	1994	3	9438	N	N	7525 120TH PL SE
5	795431	0160	5/9/01	408950	2610	0	9	2001	3	11525	N	N	3311 LINCOLN AV NE
5	795431	0180	1/29/01	382233	2610	0	9	2001	3	5188	N	N	3303 LINCOLN AV NE
5	795431	0140	5/1/01	389666	2610	0	9	2001	3	9161	N	N	3321 LINCOLN AV NE
5	795431	0400	11/26/01	382460	2610	0	9	2001	3	5000	N	N	1907 NE 35TH PL
5	795431	0440	12/28/01	369950	2610	0	9	2001	3	5000	N	N	1931 NE 35TH PL
5	795431	0380	8/3/01	399084	2610	0	9	2001	3	5480	N	N	3506 LINCOLN AV NE
5	795431	0230	1/29/01	372494	2610	0	9	2001	3	6771	N	N	3322 LINCOLN AV NE
5	795431	0280	1/23/01	382933	2610	0	9	2001	3	4940	N	N	1924 NE 33RD PL
5	795431	0330	11/5/01	383500	2610	0	9	2001	3	6213	N	N	1927 NE 34TH PL
5	795431	0030	1/22/02	409529	2620	0	9	2001	3	6174	N	N	3519 LINCOLN AV NE
5	795431	0110	3/9/01	433977	2620	0	9	2001	3	8405	N	N	3405 LINCOLN AV NE
5	795431	0450	8/29/01	438790	2620	0	9	2001	3	6119	N	N	1930 NE 35TH PL
5	795431	0470	10/9/01	435705	2620	0	9	2001	3	6119	N	N	1912 NE 35TH PL
5	795431	0300	5/25/01	417841	2620	0	9	2001	3	6094	N	N	1909 NE 34TH PL
5	795430	0650	2/12/01	372735	2630	0	9	2001	3	5312	N	N	2109 NE 33RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	410490	0320	2/20/02	444000	2650	0	9	1989	3	10602	Y	N	11834 SE 78TH ST
5	638893	0840	7/31/02	380000	2660	0	9	1999	3	6500	N	N	8009 SE 126TH ST
5	795431	0360	9/24/01	412726	2670	0	9	2001	3	6184	N	N	1908 NE 34TH PL
5	795431	0420	10/29/01	409775	2670	0	9	2001	3	5000	N	N	1919 NE 35TH PL
5	795431	0240	2/2/01	399494	2670	0	9	2001	3	6291	N	N	1925 NE 33RD PL
5	795431	0270	3/28/01	413092	2670	0	9	2001	3	4923	N	N	1916 NE 33RD PL
5	795431	0290	7/9/01	414921	2670	0	9	2001	3	7387	N	N	1903 NE 34TH PL
5	607081	0020	1/24/02	458000	2700	0	9	1999	3	7202	N	N	6197 118TH AV SE
5	713552	1440	9/20/01	449000	2720	0	9	1989	3	9705	N	N	7989 145TH AV SE
5	713552	1470	5/7/01	439950	2730	0	9	1989	3	9234	N	N	7980 145TH AV SE
5	795430	0010	6/24/02	410000	2730	0	9	1999	3	6663	N	N	3502 ABERDEEN AV NE
5	207850	0270	4/19/01	450500	2730	0	9	1997	3	14316	N	N	8012 120TH PL SE
5	795431	0130	5/21/01	410220	2750	0	9	2001	3	8487	N	N	3327 LINCOLN AV NE
5	795431	0250	8/7/01	411941	2750	0	9	2001	3	6064	N	N	1904 NE 33RD PL
5	795431	0390	8/29/01	413186	2750	0	9	2001	3	6026	N	N	1901 NE 35TH PL
5	795431	0410	2/14/02	379600	2750	0	9	2001	3	5000	N	N	1913 NE 35TH PL
5	795431	0430	11/20/01	390000	2750	0	9	2001	3	5000	N	N	1925 NE 35TH PL
5	411380	0350	1/8/01	479900	2760	0	9	1993	3	11850	N	N	12045 SE 76TH ST
5	282405	9157	1/7/02	397000	2760	0	9	2001	3	7456	N	N	12103 SE 71ST PL
5	638892	0150	9/11/02	410000	2780	0	9	1991	3	8700	Y	N	8448 127TH AV SE
5	552540	0490	4/22/02	383870	2790	0	9	1990	3	8677	N	N	13554 SE 83RD ST
5	541535	0800	9/17/02	436600	2800	0	9	1992	3	10834	N	N	7936 148TH AV SE
5	334330	1371	3/21/02	441000	2810	0	9	2001	3	6588	N	N	11224 SE 64TH ST
5	795430	0390	2/13/02	437000	2810	0	9	2000	3	5665	N	N	3419 MONTEREY CT NE
5	334330	1385	9/6/01	479950	2810	0	9	2001	3	7700	N	N	6229 112TH AV SE
5	334330	1387	7/3/01	465000	2810	0	9	2001	3	6600	N	N	6227 112TH AV SE
5	334330	1361	5/28/02	520000	2820	480	9	2001	3	9856	N	N	11210 SE 64TH ST
5	795431	0010	9/25/01	480403	2830	0	9	2001	3	7035	N	N	3531 LINCOLN AV NE
5	795431	0070	7/1/02	445000	2830	0	9	2001	3	6997	N	N	3429 LINCOLN AV NE
5	795431	0070	7/15/01	437045	2830	0	9	2001	3	6997	N	N	3429 LINCOLN AV NE
5	795431	0090	6/11/01	472555	2830	0	9	2001	3	8250	N	N	3417 LINCOLN AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	795431	0150	3/16/01	452676	2830	0	9	2001	3	9742	N	N	3315 LINCOLN AV NE
5	795431	0350	8/17/01	435986	2830	0	9	2001	3	6928	N	N	1914 NE 34TH PL
5	541535	0060	11/25/02	483900	2830	0	9	1991	3	9070	N	N	14501 SE 78TH WY
5	713552	1600	4/19/02	475000	2840	0	9	1989	3	7842	N	N	8011 147TH AV SE
5	199960	0110	3/20/01	427000	2850	0	9	1989	3	7315	N	N	6054 118TH AV SE
5	638891	0280	7/20/01	449950	2850	0	9	1989	3	25993	N	N	12648 SE 78TH PL
5	202405	9116	6/18/01	487000	2880	0	9	2001	3	6760	N	N	11320 SE 60TH ST
5	202405	9118	8/24/01	497950	2880	0	9	2001	3	6760	N	N	11328 SE 60TH ST
5	795431	0200	1/22/01	426582	2910	0	9	2001	3	6435	N	N	3304 LINCOLN AV NE
5	334330	1377	3/19/02	487950	2910	0	9	2001	3	7803	N	N	11214 SE 64TH ST
5	282405	9158	2/6/01	494950	2940	0	9	2001	3	10880	N	N	12105 SE 71ST PL
5	795431	0190	2/14/01	461274	2950	0	9	2001	3	6854	N	N	3300 LINCOLN AV NE
5	795431	0020	2/12/02	470000	2950	0	9	2001	3	6704	N	N	3525 LINCOLN AV NE
5	795431	0100	5/8/01	491000	2950	0	9	2001	3	8843	N	N	3411 LINCOLN AV NE
5	541535	0370	4/25/02	480000	2950	0	9	1992	3	10735	Y	N	14328 SE 77TH PL
5	607081	0010	7/8/02	450000	2960	0	9	1998	3	7520	N	N	6191 118TH AV SE
5	713552	1650	8/24/01	458000	2970	0	9	1990	3	8820	N	N	14626 SE 82ND ST
5	334330	1389	2/20/02	489950	2970	0	9	2001	3	6600	N	N	6225 112TH AV SE
5	156400	0200	7/30/02	567555	2970	900	9	2002	3	7451	N	N	7508 138TH PL SE
5	199960	0450	3/29/01	400000	2980	0	9	1990	3	7334	N	N	11636 SE 61ST PL
5	334330	1369	7/23/01	490000	2980	0	9	2001	3	8178	N	N	11222 SE 64TH ST
5	334330	1375	1/24/01	493000	2980	0	9	2001	3	6554	N	N	11218 SE 64TH ST
5	199960	0030	11/21/01	385000	2990	0	9	1990	3	11407	N	N	11615 SE 61ST PL
5	156400	0710	9/25/02	479000	2990	0	9	2002	3	5974	N	N	7601 138TH AV SE
5	713552	1550	2/25/02	450000	3000	0	9	1989	3	7085	N	N	14529 SE 79TH DR
5	795431	0120	4/20/01	461407	3000	0	9	2001	3	9046	N	N	3333 LINCOLN AV NE
5	795431	0170	4/9/01	459157	3000	0	9	2001	3	9048	N	N	3307 LINCOLN AV NE
5	795431	0460	8/27/01	481677	3000	0	9	2001	3	6494	N	N	1924 NE 35TH PL
5	638893	0040	6/10/02	443700	3010	0	9	1998	3	7719	N	N	8026 SE 126TH ST
5	795431	0080	5/29/01	482860	3010	0	9	2001	3	8462	N	N	3423 LINCOLN AV NE
5	795431	0310	6/18/01	484754	3010	0	9	2001	3	7537	N	N	1915 NE 34TH PL

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**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	795431	0480	11/26/01	489497	3010	0	9	2001	3	6494	N	N	1906 NE 35TH PL
5	795431	0340	7/30/01	483956	3010	0	9	2001	3	9122	N	N	1922 NE 34TH PL
5	795430	0020	12/24/01	483300	3010	0	9	1999	3	6601	N	N	3508 ABERDEEN AV NE
5	156400	0150	1/16/02	535000	3020	910	9	2001	3	6754	N	N	7322 138TH AV SE
5	156400	0310	4/4/02	540000	3020	900	9	2001	3	7610	N	N	1518 137TH AV SE
5	156400	0140	5/2/02	510000	3020	906	9	2001	3	7432	N	N	7314 138TH AV SE
5	541535	0140	4/24/01	490000	3040	0	9	1992	3	9930	N	N	7750 145TH CT SE
5	334330	1367	2/19/02	490000	3050	0	9	2001	3	8588	N	N	11208 SE 64TH ST
5	202405	9117	2/27/02	420000	3050	0	9	2001	3	9117	N	N	11322 SE 60TH ST
5	282405	9156	8/17/01	479900	3050	0	9	2001	3	8274	N	N	12037 SE 71ST PL
5	156400	0040	10/26/02	542000	3100	0	9	2001	3	7452	N	N	7408 137TH PL SE
5	156400	0040	9/24/01	480000	3100	0	9	2001	3	7452	N	N	7408 137TH PL SE
5	681802	0140	9/16/02	438500	3110	0	9	1998	3	7068	N	N	8002 118TH PL SE
5	156400	0130	3/20/02	499000	3110	0	9	2001	3	7044	N	N	7311 138TH AV SE
5	156400	0240	11/19/01	518450	3110	0	9	2001	3	6066	N	N	7536 138TH PL SE
5	795431	0490	10/23/01	511751	3130	0	9	2001	3	8201	N	N	1900 NE 35TH PL
5	156400	0110	8/22/02	556000	3160	0	9	2001	3	6000	N	N	7325 138TH AV SE
5	795431	0040	10/22/01	555152	3190	0	9	2001	3	6851	N	N	3513 LINCOLN AV NE
5	795431	0320	6/4/02	473000	3190	0	9	2001	3	6839	N	N	1921 NE 34TH PL
5	541535	0220	7/17/02	555000	3220	0	9	1992	3	11858	N	N	14416 SE 78TH WY
5	156400	0630	9/17/01	509000	3230	0	9	2001	3	7388	N	N	13817 SE 78TH PL
5	541535	0150	6/28/02	577500	3280	0	9	1992	3	11197	N	N	7746 145TH CT SE
5	156400	0020	6/20/01	519950	3300	0	9	2001	3	6519	N	N	7411 137TH PL SE
5	156400	0760	2/15/02	506800	3300	0	9	2001	3	6558	N	N	7515 137TH AV SE
5	156400	0770	8/23/01	531250	3310	0	9	2001	3	6212	N	N	7503 137TH AV SE
5	156400	0350	3/22/02	510000	3310	0	9	2002	3	6409	N	N	13804 SE 76TH PL
5	156400	0280	5/8/01	528432	3320	0	9	2001	3	7182	N	N	7509 138TH PL SE
5	156400	0610	11/28/01	524950	3320	0	9	2001	3	6460	N	N	13829 SE 78TH PL
5	156400	0300	6/11/01	519950	3320	0	9	2001	3	7292	N	N	13705 SE 75TH ST
5	156400	0320	7/2/02	555000	3480	200	9	2001	3	7924	N	N	7530 137TH AV SE
5	403490	0080	5/1/02	540000	3550	420	9	1953	5	43410	N	N	4536 LAKE HEIGHTS ST

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**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	936090	0120	8/15/01	445000	3720	380	9	1973	4	17940	N	N	8707 113TH AV SE
5	713552	2140	12/20/01	574000	2300	1560	10	1996	3	13493	Y	N	14218 SE 83RD ST
5	713552	0770	4/19/01	635000	2350	1390	10	1998	3	16621	Y	N	14705 SE 84TH ST
5	713551	0310	5/15/02	460000	2650	0	10	1990	3	10710	Y	N	7932 139TH AV SE
5	713552	1420	3/6/02	462000	2660	0	10	1989	3	10272	N	N	7981 145TH AV SE
5	541535	0720	3/25/02	500000	2800	0	10	1990	3	11324	N	N	14207 SE 78TH WY
5	411380	0620	6/19/02	485000	3030	0	10	1990	3	13214	N	N	7435 119TH CT SE
5	713552	0460	9/25/01	560000	3080	0	10	1996	3	9400	Y	N	14419 SE 84TH ST
5	411380	0680	7/24/01	598000	3080	480	10	1992	3	19401	Y	N	11800 SE 75TH PL
5	411380	0580	9/26/02	485000	3080	0	10	1991	3	19482	N	N	7430 119TH CT SE
5	411380	0080	3/12/01	565000	3120	0	10	1991	3	18479	N	N	11731 SE 77TH PL
5	156400	0060	8/3/01	570625	3160	0	10	2001	3	7047	N	N	13702 SE 75TH ST
5	156400	0080	5/24/01	549950	3170	0	10	2001	3	6457	N	N	13726 SE 75TH ST
5	713551	0290	8/17/01	700000	3250	0	10	1989	3	9220	Y	N	7944 139TH AV SE
5	411380	0650	3/12/01	585000	3290	0	10	1997	3	10861	Y	N	11830 SE 75TH PL
5	156400	0030	11/15/01	581500	3340	0	10	2001	3	8555	N	N	7402 137TH PL SE
5	156400	0070	7/2/02	615000	3340	0	10	2001	3	6362	N	N	13714 SE 75TH ST
5	156400	0270	4/18/02	560000	3340	0	10	2001	3	7951	N	N	7519 138TH AV SE
5	713552	0260	3/21/01	613000	3380	0	10	1994	3	9528	Y	N	14259 SE 83RD ST
5	541535	0330	9/20/02	700000	3410	0	10	1992	3	27592	Y	N	14355 SE 77TH PL
5	156400	0410	8/22/02	563000	3440	0	10	2001	3	6332	N	N	13807 SE 76TH PL
5	713552	2100	5/21/01	870000	3510	990	10	1995	3	14965	Y	N	14250 SE 83RD ST
5	330398	0370	5/31/02	672271	3600	0	10	2002	3	12466	N	N	9004 143RD AV SE
5	330398	0530	4/10/02	695800	3610	0	10	2002	3	11445	N	N	9041 143RD AV SE
5	713551	0320	7/25/01	525000	2190	1000	11	1990	3	11610	Y	N	7926 139TH AV SE
5	330398	0190	5/8/02	739800	2860	1500	11	2002	3	14869	N	N	14415 SE 193RD ST
5	330398	0630	3/20/02	599950	2932	0	11	2001	4	11200	N	N	14320 SE 92ND ST
5	330398	0640	3/28/02	600000	2962	0	11	2001	3	11200	N	N	14308 SE 92ND ST
5	330398	0020	6/5/01	634950	3020	0	11	2001	3	12423	N	N	14011 SE 92ND ST
5	330398	0140	4/11/02	821950	3040	1120	11	2001	3	13170	N	N	14343 SE 92ND ST
5	330398	0560	9/6/01	634700	3040	0	11	2001	3	11200	N	N	9101 143RD AV SE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	330396	0210	5/10/01	649700	3050	0	11	2001	3	11984	N	N	9051 139TH AV SE
5	330398	0220	8/26/02	729950	3090	0	11	2002	3	15170	N	N	14410 SE 93RD ST
5	330398	0490	11/5/01	639000	3150	0	11	2001	3	13927	N	N	14135 SE 90TH ST
5	330398	0040	7/24/01	644950	3160	0	11	2001	3	12401	N	N	14033 SE 92ND ST
5	330396	0030	5/9/02	639888	3160	0	11	2000	3	11782	N	N	13910 SE 92ND ST
5	330396	0030	2/16/01	619000	3160	0	11	2000	3	11782	N	N	13910 SE 92ND ST
5	323900	0100	11/12/02	675000	3180	0	11	1990	3	17854	Y	N	7714 111TH PL SE
5	330396	0220	4/2/01	687700	3340	0	11	2001	3	13292	N	N	9048 139TH AV SE
5	330396	0130	5/21/02	686950	3340	0	11	2001	3	11642	N	N	13809 SE 92ND ST
5	330396	0140	2/25/02	665000	3340	0	11	2001	3	12092	N	N	13821 SE 92ND ST
5	330398	0030	5/2/02	649800	3390	0	11	2001	3	12429	N	N	14025 SE 92ND ST
5	330398	0050	8/2/01	641700	3390	0	11	2001	3	11614	N	N	14039 SE 92ND ST
5	330398	0100	8/14/01	675000	3400	0	11	2001	3	11040	N	N	14313 SE 92ND ST
5	330396	0200	8/24/01	797000	3430	1050	11	2000	3	12604	N	N	13941 SE 92ND ST
5	330398	0060	4/24/02	674950	3433	0	11	2001	3	10363	N	N	14045 SE 92ND ST
5	330398	0680	8/9/01	684950	3433	0	11	2001	3	13609	N	N	14206 SE 92ND ST
5	330396	0070	8/27/01	679000	3440	0	11	2001	3	9601	N	N	13816 SE 92ND ST
5	330396	0290	1/29/01	669950	3440	0	11	2000	3	14755	N	N	9049 139TH AV SE
5	330396	0100	12/19/01	675000	3449	0	11	2001	3	14963	N	N	13724 SE 92ND ST
5	330398	0300	10/10/02	815000	3450	1010	11	2002	3	12202	N	N	14313 SE 92ND ST
5	330396	0170	4/10/02	640000	3460	0	11	2001	3	12011	N	N	13913 SE 92ND ST
5	330396	0010	7/29/02	668950	3470	0	11	2001	3	11878	N	N	13934 SE 92ND ST
5	330396	0120	5/3/01	676950	3490	0	11	2001	3	14991	N	N	13735 SE 92ND ST
5	330396	0080	10/12/01	674033	3500	0	11	2001	3	10457	N	N	13802 SE 92ND ST
5	330398	0650	5/21/02	649950	3510	0	11	2001	3	11200	N	N	14230 SE 92ND ST
5	330398	0510	2/6/02	660950	3510	0	11	2001	3	11250	N	N	9027 143RD AV SE
5	330396	0090	5/21/02	670000	3520	0	11	2001	3	11734	N	N	13742 SE 92ND ST
5	330398	0620	10/16/02	739000	3520	0	11	2002	3	13704	N	N	14334 SE 92ND ST
5	330398	0550	4/26/02	669700	3560	0	11	2001	3	11200	N	N	9057 143RD AV SE
5	330398	0230	2/7/02	736410	3600	0	11	2001	3	19197	N	N	14404 SE 93RD ST
5	330396	0110	2/26/01	695950	3600	0	11	2001	3	19808	N	N	13727 SE 92ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	330398	0110	9/23/02	760950	3600	0	11	2001	3	11914	N	N	14325 SE 92ND ST
5	330398	0460	5/6/02	755000	3610	0	11	2001	3	14486	N	N	14121 SE 90TH ST
5	713552	2130	10/2/01	755000	3650	1470	11	1997	3	13579	Y	N	14224 SE 83RD ST
5	330398	0150	9/3/02	864950	3690	1210	11	2001	3	13177	N	N	14349 SE 92ND ST
5	330398	0670	4/10/02	720000	3690	0	11	2001	3	12987	N	N	14142 SE 92ND ST
5	330398	0610	9/25/02	865000	3700	0	11	2002	3	12357	N	N	14346 SE 92ND ST
5	330398	0330	5/29/02	684950	3720	0	11	2002	3	12182	N	N	9030 143RD AV SE
5	330398	0540	3/29/02	677500	3750	0	11	2001	3	11431	N	N	9049 143RD AV SE
5	713552	0690	6/26/01	860000	3770	0	11	2001	3	8572	N	N	14621 SE 85TH ST
5	330398	0120	5/7/02	785000	3780	0	11	2001	3	13148	N	N	14331 SE 92ND ST
5	330398	0270	2/12/02	859950	3790	1220	11	2001	3	11200	N	N	9108 143RD AV SE
5	713552	0490	7/26/01	799000	3800	0	11	2000	3	9434	N	N	14530 SE 85TH ST
5	330396	0280	2/23/01	722700	3800	0	11	2001	3	13672	N	N	9045 139TH AV SE
5	713552	0640	3/13/01	1100000	3830	0	11	2000	3	11989	Y	N	8518 146TH PL SE
5	330398	0720	2/5/02	780234	3830	0	11	2001	3	11932	N	N	14010 SE 92ND ST
5	330398	0320	12/14/01	825440	3830	0	11	2001	3	12202	N	N	9038 143RD AV SE
5	330396	0160	4/4/01	730317	3830	0	11	2001	3	11920	N	N	13855 SE 92ND ST
5	330398	0010	12/17/01	775000	3840	1260	11	2001	3	12832	N	N	14007 SE 92ND ST
5	330396	0270	2/7/01	752950	3840	0	11	2000	3	11930	N	N	9031 139TH AV SE
5	330396	0230	3/6/01	780000	3860	0	11	2000	3	13964	N	N	9036 139TH AV SE
5	330398	0360	1/30/02	669000	3880	0	11	2001	3	11200	N	N	9010 143RD AV SE
5	330398	0700	10/26/01	720000	3880	0	11	2001	3	11066	N	N	14942 SE 92ND ST
5	330396	0020	1/29/01	668950	3880	0	11	2000	3	11595	N	N	13926 SE 92ND ST
5	330398	0410	8/23/02	819950	3920	0	11	2001	3	12040	N	N	14120 SE 90TH ST
5	330396	0350	1/27/01	774950	3920	0	11	2000	3	11427	N	N	9148 140TH AV SE
5	330398	0600	1/10/02	775000	3940	0	11	2001	3	11507	N	N	9137 143RD AV SE
5	330396	0300	1/29/01	739950	3940	0	11	2000	3	12429	N	N	9055 139TH AV SE
5	330398	0250	9/20/02	899950	3950	1210	11	2001	3	10150	N	N	9128 143RD AV SE
5	330398	0240	11/21/01	884950	3950	1070	11	2001	3	10850	N	N	9134 143RD AV SE
5	330398	0260	3/13/02	885000	3950	1070	11	2001	3	10500	N	N	9116 143RD AV SE
5	330398	0470	8/5/02	810000	3960	0	11	2001	3	12895	N	N	14125 SE 90TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	330398	0580	9/30/02	784950	3970	0	11	2001	3	11200	N	N	9123 143RD AV SE
5	330396	0050	4/20/01	760000	3990	0	11	2001	3	11633	N	N	13840 SE 92ND ST
5	330396	0060	5/14/01	759950	3990	0	11	2001	3	9938	N	N	13828 SE 92ND ST
5	330396	0180	2/21/01	729950	3990	0	11	2001	3	11998	N	N	13925 SE 92ND ST
5	330398	0590	6/20/02	779950	4010	0	11	2001	3	11200	N	N	9129 143RD AV SE
5	330396	0250	4/16/01	762384	4020	0	11	2000	3	11588	N	N	9007 139TH AV SE
5	330398	0710	9/14/01	807420	4050	0	11	2001	3	11918	N	N	14028 SE 92ND ST
5	330398	0280	8/26/02	924000	4050	1210	11	2002	3	11200	N	N	9060 143RD AV SE
5	330398	0080	5/23/02	880000	4063	1150	11	2001	3	11227	N	N	14227 SE 92ND ST
5	330398	0200	9/25/02	797950	4070	0	11	2002	3	12810	N	N	14519 SE 93RD ST
5	330398	0090	2/13/02	741900	4080	0	11	2001	3	11054	N	N	14235 SE 92ND ST
5	330398	0070	5/15/02	849950	4090	0	11	2001	3	12124	N	N	14209 SE 92ND ST
5	330398	0310	10/2/01	698625	4110	0	11	2001	3	12202	N	N	9044 143RD AV SE
5	330398	0520	5/29/01	827113	4130	0	11	2001	3	11444	N	N	9035 143RD AV SE
5	330398	0660	8/1/01	769950	4130	0	11	2001	3	12320	N	N	14224 SE 92ND ST
5	330396	0190	4/12/01	899950	4140	1200	11	2001	3	12069	N	N	13929 SE 92ND ST
5	713552	0670	11/5/02	900000	4150	750	11	2002	3	9010	Y	N	14611 SE 85TH ST
5	713552	0600	6/13/02	842500	4220	0	11	2001	3	11529	Y	N	14529 SE 85TH ST
5	713552	0680	11/20/01	830000	4250	0	11	2000	3	11466	N	N	14617 SE 85TH ST
5	403590	0173	10/2/01	1290000	3320	1180	12	1994	3	10608	Y	N	4509 116TH AV SE
5	713552	0560	10/30/01	1342000	3740	950	12	2000	3	25015	Y	N	14501 SE 85TH ST
5	713552	0540	9/20/02	1125000	3830	1110	12	2000	3	14104	Y	N	14504 SE 85TH ST
5	713552	0590	3/21/01	1295000	3850	1230	12	2000	3	15872	Y	N	14521 SE 85TH ST
5	713552	0590	10/2/02	1240000	3850	1230	12	2000	3	15872	Y	N	14521 SE 85TH ST
5	713552	0580	2/25/02	1378000	3910	1690	12	2000	3	16204	Y	N	14505 SE 85TH ST

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**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	022305	9048	36972	160000	NO MARKET EXPOSURE
2	072306	9025	37078	205000	BANKRUPTCY; NO MARKET EXPOSURE
2	072306	9054	37397	55386	DOR RATIO
2	072306	9070	37230	167892	NO MARKET EXPOSURE DOR RATIO
2	072306	9175	37399	395000	RELOCATION - SALE TO SERVICE
2	072306	9175	37410	395000	RELOCATION - SALE BY SERVICE
2	342405	9055	37512	390000	DIAGNOSTIC OUTLIER
2	342405	9076	37060	152000	ESTATE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	522930	0004	37393	150000	GOVERNMENT AGENCY; MOBILE HOME
2	522990	0025	36901	160000	NO MARKET EXPOSURE
2	522990	0037	37343	50000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	522990	0150	37382	190170	DIAGNOSTIC OUTLIER
4	004950	0050	37322	129000	NON-REPRESENTATIVE SALE
4	019200	0150	37251	152000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	032305	9033	37496	196350	OBsolescence
4	032305	9102	37266	250000	%NET COND
4	032305	9116	37088	210000	FORCED SALE
4	032305	9186	37203	90000	DOR RATIO
4	032305	9270	37375	25000	DOR RATIO
4	032305	9286	36997	83605	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
4	042305	9033	37155	205000	NON-REPRESENTATIVE SALE
4	042305	9037	37243	53000	%COMPLETE; DOR RATIO
4	042305	9293	37085	115000	NON-REPRESENTATIVE SALE
4	042305	9358	37221	75000	DOR RATIO
4	042800	0200	37068	186000	NON-REPRESENTATIVE SALE
4	064630	0010	37313	183000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	109131	0030	37319	304950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0040	37341	282500	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0050	37301	251950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0060	37321	259950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0070	37298	274950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0080	37340	299950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0090	37313	239950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0100	37298	264950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0110	37307	254950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0120	37355	310379	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0130	37319	297646	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0140	37337	308950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0150	37329	257950	% COMPLETE
4	109131	0160	37386	304950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	109131	0170	37306	259950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	128800	0150	37496	385000	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	133270	0180	36976	131000	NON-REPRESENTATIVE SALE
4	188764	0070	37379	289450	RELOCATION - SALE BY SERVICE
4	188764	0150	37341	294155	QUESTIONABLE PER SALES IDENTIFICATION

***Improved Sales Removed from this Annual Update Analysis***

**Area 64**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	230920	0090	37537	238846	% COMPLETE
4	272000	0080	37001	100000	ESTATE SALE; RELATED PARTY
4	278772	1050	37033	227000	QUIT CLAIM DEED
4	278775	0050	37301	200000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	311990	0140	37498	327000	IMP COUNT
4	311990	0140	37498	229950	IMP COUNT
4	329545	0030	37279	109000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	332740	0050	37432	219000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	334390	0083	37138	175000	BANKRUPTCY; NO MARKET EXPOSURE
4	334390	0083	36980	146892	BANKRUPTCY - RECEIVER OR TRUSTEE
4	334390	0089	37210	185000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	334390	0400	37509	570000	SEGREGATION
4	334390	1245	37579	200000	DIAGNOSTIC OUTLIER
4	334390	1526	37033	239000	NON-REPRESENTATIVE SALE
4	334390	1759	37301	235000	QUESTIONABLE PER SALES IDENTIFICATION
4	334390	2060	37026	280000	TEAR DOWN; SEGREGATION AND/OR MERGER
4	334390	2224	37320	234900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	334390	3043	37179	230000	%COMPLETE
4	334390	3047	37582	269950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	334390	3048	37574	269950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	334390	3366	36935	128000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	334450	0092	37212	350000	RELOCATION - SALE TO SERVICE
4	334450	0220	37329	147537	EXEMPT FROM EXCISE TAX
4	334510	0001	37372	166500	SALE TO DEVELOPER
4	334510	0002	37372	202300	LAND ONLY
4	334510	0341	37021	102034	RELATED PARTY, FRIEND, OR NEIGHBOR
4	334510	0465	37184	243900	NON-REPRESENTATIVE SALE
4	334510	0523	37168	174500	DIAGNOSTIC OUTLIER
4	344980	0050	37104	439167	SALE TO RELOCATION SERVICE
4	344980	0160	37047	10668	QUIT CLAIM DEED; PARTIAL INTEREST
4	344980	0160	36909	10668	QUIT CLAIM DEED; DOR RATIO
4	344980	0160	36934	10668	QUIT CLAIM DEED; DOR RATIO
4	344980	0160	36959	10668	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
4	344980	0160	36997	10668	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
4	344980	0160	37021	10668	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
4	344982	0390	37295	357500	RELOCATION - SALE TO SERVICE
4	344982	0390	37295	350000	RELOCATION - SALE BY SERVICE
4	344982	0400	37585	549000	DIAGNOSTIC OUTLIER
4	345000	0020	37328	71978	PARTIAL INTEREST (103, 102, Etc.)
4	345000	0020	37174	159950	NON-REPRESENTATIVE SALE
4	382350	0050	36997	229300	NON-REPRESENTATIVE SALE
4	388832	0010	37433	99589	RELATED PARTY, FRIEND, OR NEIGHBOR
4	395650	0110	37384	260000	RELOCATION - SALE TO SERVICE
4	395650	0110	37384	260000	RELOCATION - SALE BY SERVICE
4	523000	0110	37132	140000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	535830	0040	37521	94250	DOR RATIO
4	559205	0100	36899	259950	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	722780	0004	37278	228950	CORRECTION DEED
4	722780	0185	37145	115000	GOVERNMENT AGENCY
4	722780	0230	37232	125000	CONTRACT OR CASH SALE
4	722780	1740	37455	170000	OBOLESCENCE
4	722780	1840	37480	230000	DIAGNOSTIC OUTLIER
4	722780	2020	37288	100000	ESTATE SALE; RELATED PARTY
4	723090	0170	37063	127366	RELATED PARTY, FRIEND, OR NEIGHBOR
4	731200	0080	37331	335500	SALE TO RELOCATION SERVICE
4	754100	0130	37209	259990	NON-REPRESENTATIVE SALE
4	778840	0135	37466	180000	SALE TO RELOCATION SERVICE
4	803540	0020	37424	525000	SALE TO RELOCATION SERVICE
4	803540	0420	36953	492000	SALE TO RELOCATION SERVICE
4	803540	0500	37312	492500	RELOCATION - SALE TO SERVICE
4	803540	0500	37348	492500	RELOCATION - SALE BY SERVICE
4	807900	0480	37167	304500	RELOCATION - SALE TO SERVICE
4	807903	0200	37226	310000	RELOCATION - SALE TO SERVICE
4	807903	0200	37226	310000	RELOCATION - SALE BY SERVICE
4	807903	0380	37204	135795	QUIT CLAIM DEED; DOR RATIO
4	807904	0180	37012	339000	NON-REPRESENTATIVE SALE
4	807904	0230	37068	300000	NON-REPRESENTATIVE SALE
4	807904	0400	37239	96011	QUIT CLAIM DEED; DOR RATIO
4	807905	0010	37063	66000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
4	813210	0150	37123	88843	ASSUMED MTG WITH NO ADDL CONSIDERATION PD
4	880920	0040	37550	262500	%COMPLETE; PREV IMP<=10K
4	880920	0060	37509	269950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	880920	0080	37517	259950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	880920	0090	37515	264740	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	880920	0100	37511	259950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	880920	0110	37550	274950	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
4	929200	0240	37378	246000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	078800	0190	36985	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	156400	0250	37453	448000	PREVIOUS IMP<=10K
5	156400	0360	37578	461000	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
5	156400	0490	36937	165000	DOR RATIO
5	156400	0520	37498	459176	%COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
5	156400	0620	37326	519950	PREVIOUS IMP<=10K
5	195170	0410	36894	348000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	195170	0590	37165	342100	RELATED PARTY, FRIEND, OR NEIGHBOR
5	195180	0260	37295	24815	DOR RATIO
5	195180	0420	36950	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	195180	0540	37178	201600	QUIT CLAIM DEED
5	195182	0010	37244	270000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	199960	0240	36970	561000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	206480	0010	36990	218000	NO MARKET EXPOSURE
5	206480	0160	37110	292000	RELOCATION - SALE TO SERVICE
5	206480	0160	37111	292000	RELOCATION - SALE BY SERVICE
5	206480	0480	37201	270000	NO MARKET EXPOSURE
5	206480	0630	37236	252000	SALE TO RELOCATION SERVICE
5	206480	0850	37354	66842	RELATED PARTY, FRIEND, OR NEIGHBOR
5	207850	0290	36934	425000	NO MARKET EXPOSURE
5	282405	9064	36903	234635	RELATED PARTY, FRIEND, OR NEIGHBOR
5	320495	0100	37106	392500	RELOCATION - SALE TO SERVICE
5	320495	0100	37295	392500	RELOCATION - SALE BY SERVICE
5	320500	0250	37477	137000	DIAGNOSTIC OUTLIER
5	320510	0100	37222	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	320510	0130	37561	165000	DIAGNOSTIC OUTLIER
5	320520	0020	37049	300000	RELOCATION - SALE TO SERVICE
5	320520	0020	37046	300000	RELOCATION - SALE BY SERVICE
5	320520	0240	36938	195000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	330398	0690	37116	798523	NO MARKET EXPOSURE; BUILDER SALE
5	334330	0460	37105	309000	PREVIOUS IMP<=10K
5	334330	0641	37356	59900	RELATED PARTY, FRIEND, OR NEIGHBOR
5	334330	0722	37131	447000	1031 TRADE
5	334330	0960	37091	282000	DIAGNOSTIC OUTLIER
5	334330	0980	37563	510000	DIAGNOSTIC OUTLIER
5	334330	0983	37159	150000	%COMPLETE; DOR RATIO
5	334330	1265	37333	323100	OBOLESCENCE
5	334330	1341	36980	300000	IMP COUNT
5	334330	1401	36990	375000	NO MARKET EXPOSURE
5	334510	0062	37091	17000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	334510	0062	37091	153000	PERSONAL PROPERTY INCLUDED; QUIT CLAIM DEED
5	334510	0287	37187	222000	1031 TRADE; NO MARKET EXPOSURE
5	334510	0290	37274	198000	DIAGNOSTIC OUTLIER
5	334570	0236	37201	399000	PERSONAL PROPERTY INCLUDED
5	334630	0590	37254	335000	IMP COUNT
5	342405	9023	37531	591143	DIAGNOSTIC OUTLIER
5	342405	9036	37522	1198200	IMP COUNT
5	398770	0020	37361	245000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	398770	0085	37420	200000	%NET COND
5	411380	0210	36914	114456	QUIT CLAIM DEED; DOR RATIO
5	411380	0370	37127	399000	NO MARKET EXPOSURE; RELOCATION SALE
5	505650	0270	37242	188780	LEASE OR LEASE-HOLD
5	541535	0650	37015	545000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	541535	0800	37340	437500	SALE TO RELOCATION SERVICE
5	552540	0400	37054	377500	RELOCATION - SALE TO SERVICE
5	606790	0310	36980	149231	QUIT CLAIM DEED
5	606791	0200	37581	326250	UNFIN AREA
5	606791	0320	37267	272697	FORCED SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	606791	0340	37081	290000	NO MARKET EXPOSURE; RELOCATION SALE
5	607100	0320	37019	225000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607100	0370	37515	56358	DOR RATIO
5	607100	0370	37580	55636	DOR RATIO
5	607120	0185	36993	310000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607120	0820	36955	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607130	0610	37456	39090	DOR RATIO
5	607140	0610	37158	250000	NO MARKET EXPOSURE; RELATED PARTY
5	607140	0940	37133	117000	ESTATE; RELATED PARTY; DOR RATIO
5	607160	0140	36965	318150	1031 TRADE
5	607180	0720	37110	335000	UNFIN AREA
5	607200	0010	37574	295000	SALE TO RELOCATION SERVICE
5	607200	0650	37187	265000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607200	0870	37125	349500	NO MARKET EXPOSURE
5	607210	0090	37278	133041	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607220	0430	37096	323600	NO MARKET EXPOSURE
5	607240	0260	37412	285600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	607240	0370	37422	319000	RELOCATION - SALE TO SERVICE
5	607240	0370	37424	319000	RELOCATION - SALE BY SERVICE
5	607240	0390	37449	312000	ACTIVE PERMIT BEFORE SALE>25K
5	607250	0260	37144	217000	NO MARKET EXPOSURE
5	607250	0460	37385	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607265	0090	37399	104500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	607265	0150	36910	250487	DIAGNOSTIC OUTLIER
5	607272	0060	37468	329900	SALE TO RELOCATION SERVICE
5	607276	0110	37280	225000	QUIT CLAIM DEED
5	607276	0470	37494	240000	DIAGNOSTIC OUTLIER
5	607330	0660	37341	102114	RELATED PARTY, FRIEND, OR NEIGHBOR
5	638890	0060	37332	368000	RELOCATION - SALE TO SERVICE
5	638890	0060	37350	368000	RELOCATION - SALE BY SERVICE
5	638890	0390	36994	76846	QUIT CLAIM DEED; PARTIAL INTEREST
5	638890	0800	37418	395000	RELOCATION - SALE TO SERVICE
5	638890	0800	37418	395000	RELOCATION - SALE BY SERVICE
5	638891	0170	37013	380000	NO MARKET EXPOSURE
5	638892	0140	37105	437000	NO MARKET EXPOSURE
5	638893	0540	37162	424000	NO MARKET EXPOSURE
5	670512	0340	36937	148880	RELATED PARTY, FRIEND, OR NEIGHBOR
5	713552	0310	37187	932250	RELATED PARTY, FRIEND, OR NEIGHBOR
5	713552	0520	37333	790000	RELOCATION - SALE TO SERVICE
5	713552	0520	37335	790000	RELOCATION - SALE BY SERVICE
5	713552	0590	37540	275000	DOR RATIO
5	713552	1240	37160	432500	FULL SALES PRICE NOT REPORTED; OBSOL
5	713552	1780	37469	525000	DIAGNOSTIC OUTLIER
5	731220	0040	37083	315950	NO MARKET EXPOSURE; RELATED PARTY
5	795430	0660	37421	470000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 64**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	795430	0660	37432	470000	RELOCATION - SALE BY SERVICE
5	947770	0060	37183	220000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 64**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	072306	9156	37099	150000	306662	Y	N
4	032305	9120	37180	151000	107593	N	N
4	042305	9275	37301	92000	9156	N	N
4	229650	0010	37036	108000	9301	N	N
4	334390	3357	37306	110000	6252	N	N
4	606140	0050	37533	36000	9926	N	N
4	952640	0080	37480	114000	7427	N	N
5	156400	0050	36965	155000	5313	N	N
5	156400	0540	37427	160000	7073	N	N
5	156400	0560	36994	165000	5874	Y	N
5	156400	0690	37265	162000	6397	N	N
5	282405	9146	37090	150000	14700	N	N
5	330398	0170	37292	165000	13999	N	N
5	334330	0956	37204	165000	10325	Y	N
5	334330	0983	37274	170000	17519	Y	N
5	334330	0984	37036	200000	42300	Y	N
5	334330	1462	37490	94950	9600	Y	N
5	334510	0140	37145	90000	21700	N	N
5	334510	0425	37525	191500	49658	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 64**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	022305	9041	5/31/01	200000	ESTATE ADMINISTRATOR; NO MARKET EXPOSURE
2	022305	9079	8/23/01	50000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	032305	9244	8/16/02	420000	DEVELOPMENT SITE
4	032305	9305	10/11/02	264000	MULTI PARCEL SALE
4	042305	9032	9/10/01	250000	1031 TRADE
4	227000	0100	8/6/02	145000	MULTI PARCEL SALE
4	227000	0120	8/6/02	150000	MULTI PARCEL SALE
4	230920	0120	10/22/02	209000	BUILDING INCLUDED IN SALE
4	230920	0130	9/23/02	215894	BUILDING INCLUDED IN SALE
4	334390	0253	9/14/01	222000	BUILDING INCLUDED IN SALE
4	334390	0401	9/5/02	180000	MULTI PARCEL SALE
4	334390	1401	11/18/02	43279	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	334390	1519	10/24/02	324900	MULTI PARCEL SALE
4	334510	0008	1/24/02	189950	TEAR DOW; NEW PLAT
4	662590	0020	2/16/01	36500	QUIT CLAIM DEED
5	322405	9016	5/9/01	790000	DEVELOPMENT SITE
5	326035	0220	8/15/02	360000	MULTI PARCEL SALE
5	330398	0360	5/14/01	165000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
5	334330	0380	7/26/01	700000	DEVELOPMENT SITE
5	334330	0864	1/22/01	15000	NO MARKET EXPOSURE
5	334330	0864	11/6/01	75000	QUESTIONABLE PER APPRAISAL
5	334330	1461	7/17/02	55000	ESTATE ADMINISTRATOR; MULTI-PARCEL SALE
5	334330	1490	3/20/01	215000	PRELIMINARY SHORTPLAT APPROVAL.
5	334510	0051	3/7/02	47500	OUTLIER
5	334630	0300	7/30/01	150000	PART OF FUTURE PLAT
5	334630	0596	5/25/02	29900	BANKRUPTCY - RECEIVER OR TRUSTEE



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr